City of Louisville
COLORADO • SINCE 1878

Historic Preservation Commission
Agenda
September 21, 2020
6:30 pm

ELECTRONIC MEETING

This meeting will be held electronically. Residents interested in listening to the meeting or making public comments can join in one of two ways:

1. *You can call in to 1-669-900-9128, Webinar ID # 817 6045 6874.*
2. *You can log in via your computer. Please visit the City website here to link to the meeting:* https://www.louisvilleco.gov/residents/departments/planning-building-safety/historic-preservation

The Historic Preservation Commission will accommodate public comments during the meeting. Anyone may also email comments to the commission prior to the meeting at planning@LouisvilleCO.gov.

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes – August 17, 2020
5. Public Comments on Items Not on the Agenda
6. **Public Hearing: Landmark, Alteration Certificate Request**
    a. 633 La Farge Avenue
7. **Public Hearing: Landmark, Grant, Alteration Certificate Request**
    a. 1201 Lincoln Avenue (proposed relocation to 633 La Farge Avenue)
8. Discussion:
    a. Subcommittee Updates
9. Items from Staff
    a. Historic Preservation Fund Update
10. Updates from Commission Members
11. Discussion Items for Future Meetings
12. Adjourn

Citizen Information
Persons with disabilities planning to attend the meeting who need sign language interpretation, translation services, assisted listening systems, Braille, taped material, or special transportation, should contact Felicity Selvoski at 303.335.4594. A forty-eight-hour notice is requested.

City of Louisville
Department of Planning and Building Safety
749 Main Street, Louisville, CO 80027
303.335.4591 (phone) 303.335.4550 (fax) www.louisvilleco.gov

City of Louisville
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Historic Preservation Commission

Meeting Minutes

August 17th, 2020
Virtual Meeting
6:30 PM

Call to Order: – Chair Haley called the meeting to order at 6:30 pm.

Roll Call: was taken and the following members were present:

Commission Members Present:	Chair Lynda Haley Andrea Klemme Keith Keller Gary Dunlap Hannah Parris
Commission Members Absent:	None
Staff Members Present:	Felicity Selvoski, HPC Planner Rob Zuccaro, Planning Director Lisa Ritchie, Senior Planner

Approval of Agenda:
Klemme made a motion to approve the August 17th, 2020 agenda, seconded by Parris. Agenda approved by voice vote, 5-0.

Approval of Meeting Minutes:
Klemme made a motion to approve the July 20th, 2020 minutes, seconded by Parris. The minutes were approved as written by voice vote, 5-0.

Public Comments on Items Not on Agenda: None

NEW BUSINESS

841 Jefferson Avenue: Probable Cause Hearing
Staff presented the following the research and information on 841 Jefferson Avenue:

Selvoski shared that the structure at 841 Jefferson Ave. was built between 1896 and 1904 with major renovations occurring circa 1959. While originally an early 20th century wood frame vernacular structure, the house at 841 Jefferson Avenue and now exhibits characteristics of minimal traditional, ranch, and Tudor-revival styles. This house is associated with two locally prominent families: the Carlton and Mossoni families. The Carlton family homesteaded the property and owned and occupied the house for over 50 years.

The Carltons helped to found the local Methodist Church and played a significant role in the Methodist Ladies Aid Society. The Mossoni family owned the property for over sixty-eight years and occupied it for most of that time. Norm Mossoni was a locally prominent businessman who owned a Main Street hardware store, a tavern, and service station. He was an investor in the local Hi-Way coal mine. Mr. Mossoni served as the Louisville fire chief and on the town council. When evaluated against the 1958 assessor's photos, the structure retains its overall form and appearance from the street and exhibits a moderate level of physical integrity.Staff finds that the structure met the landmarking criteria and recommended approval of the request to find probable cause.

The applicant spoke to the Commission and expressed his interest in retaining the mid-century characteristics that the house

Public Comments:
None

Discussion:
Chair Haley commented that the structure seems to meet all the criteria for age, significance, and integrity. Klemme agreed.

Klemme made a motion to recommend approval of the Probable Cause finding and the $4,000 Historic Structure Assessment Grant. Keller seconded. Passed unanimously by voice vote.

633 La Farge Avenue: Probable Cause Hearing
Staff presented the following the research and information on 633 La Farge Avenue:

Selvoski shared that the structure at 633 La Farge Ave. was constructed circa 1900-1908 and is a classic example of Folk Victorian architecture. 633 La Farge Avenue was owned by the Stecker family and their descendants from its construction through 2017. The neighboring houses at 720 and 722 Pine were owned by the Stecker family as well. The structure retains its overall form and appearance from the street and exhibits a high level of physical integrity. Staff finds that the structure met the landmarking criteria and recommended approval of the request to find probable cause.

Andy Johnson, DAJ Design, spoke as the applicant. He noted the original character that the house has retained over time.

Public Comments:
None

Discussion:
Klemme commented that she was excited to see the property begin the historic preservation process and that the structure seems to meet all the criteria for age, significance, and integrity. Haley agreed, and noted that it's exciting to possibly so many homes in the same area participating in the preservation program. Dunlap noted that the houses along Pine were all built by the same carpenter. Parris agreed that this was an excellent candidate for probable cause.

Dunlap made a motion to recommend approval of the Probable Cause finding and the $4,000 Historic Structure Assessment Grant. Parris seconded. Passed unanimously by voice vote.

1201 Lincoln Avenue: Probable Cause Hearing

Staff presented the following the research and information on 1201 Lincoln Avenue:

Selvoski shared that the structure at 601 Lincoln Ave. was built in 1908 and shows elements of the Craftsman-inspired style common in early 20th century Louisville. The house at 601 Lincoln Avenue was associated with the Koci/Reddington family for 80 years. Staff found that the structure had maintained much of its physical integrity. Staff finds that the structure met the landmarking criteria and recommended approval of the request to find probable cause.

Andy Johnson, DAJ Design, spoke as the applicant and presented on the current status of the house and it potential relocation. He noted the quantity and quality of the original materials that remain on the house.

Public Comments:
None

Discussion:
Dunlap commented that he would hate to fund the HSA and then lose the house to demolition. Parris commented that the history would be good to have even if the home was demolished. Klemme agreed and appreciated the applicant considering this project.

Parris made a motion to recommend approval of the Probable Cause finding and the $4,000 Historic Structure Assessment Grant. Klemme seconded. Passed unanimously by voice vote.

HPC Subcommittee Updates

Klemme provided an update on the presentation draft she's drafting and is planning to create a draft of the narrative for everyone to review and comment on. She also commented on possibility of drafting a framework for property acquisition by the city.

The Commission discussed when it makes sense to post information to the website and the appropriate ways to share information with each other and the public. Haley suggested waiting to publish the information until each spreadsheet is as complete as possible and then it can be sent to staff to disseminate to the HPC at the next meeting.

The outreach subcommittee continued the discussion around the possibility of creating a coloring book. Parris commented on the possibility of using something like that in the museum and local schools. Ritchie commented that staff would consult with the Cultural Council regarding the city's purchasing policy. Chair Haley commented that there are many variable to consider (ownership of images, number of images, how we use them, how the public accesses them, etc.).

Items from Staff:

Selvoski mentioned the possibility of reviewing recently completed historic preservation projects as a way of evaluating the outcomes of the program. Chair Haley mentioned that this would also be a way of letting the applicants and homeowners know that there was still interest in their projects.

Updates from Commission Members:

None

Discussion Items for Future Meetings:

None

Adjourn:
Parris motioned to adjourn and Klemme seconded. Voice motion passed, 5-0. Meeting adjourned at 8:38 pm.

City of Louisville
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Historic Preservation Commission
Staff Report
September 21, 2020

ITEM: 633 La Farge Avenue Landmark Request and Alteration Certificate Request

APPLICANT:
Andy Johnson
DAJ Design
922A Main Street
Louisville, Colorado 80027

OWNER:
Levi Sheppard
633 La Farge Avenue
Louisville, Colorado 80027

PROJECT INFORMATION:

ADDRESS:	633 La Farge Avenue
LEGAL DESCRIPTION:	Lots 1-3, Block 7, Jefferson Place
DATE OF CONSTRUCTION:	ca. 1900-1908

REQUEST: The applicant requests to Landmark the structure at 633 La Farge Avenue and requests an Alteration Certificate allowing the relocation of the structure currently located at 1201 Lincoln Avenue to the southern portion of the lot.

LOCATION:

SUMMARY:
The applicant is requesting:

- The applicant is requesting approval of the Landmark application for the property at 633 La Farge Avenue and $5,000 Landmark Incentive Grant.
- The applicant's request includes approval of an alteration certificate allowing the relocation of the structure currently located at 1201 Lincoln Avenue to the south portion of the property. No alterations to the house currently located at 633 La Farge Avenue are proposed.

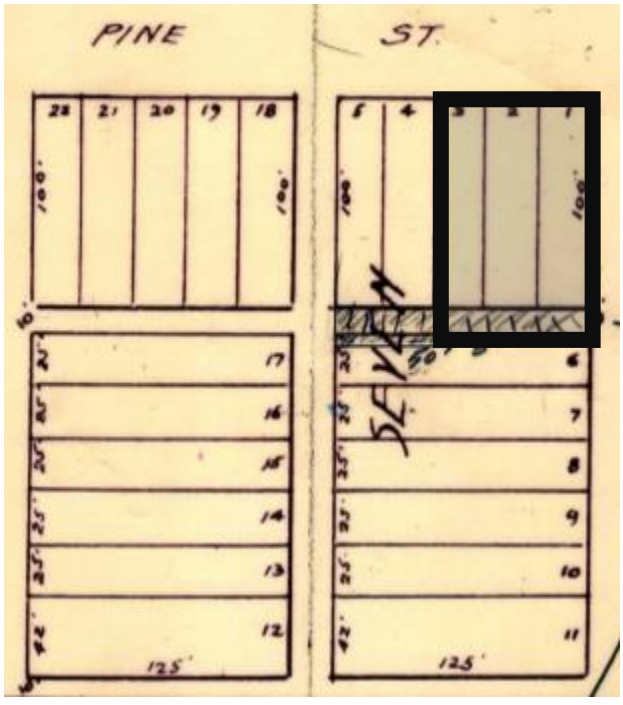
Staff recommendations:

- Staff recommends approval of the landmark request including a $5,000 Landmark Grant. The property meets the requirements for age, significance, and integrity.
- Staff recommends approval of the alteration certificate for the property at 633 La Farge Avenue allowing the relocation of the structure currently located at 1201 Lincoln Avenue to the south portion of the property. While the relocation of historic structures is generally not a preferred method of preservation, staff believes it is the only method of preserving 1201 Lincoln Avenue and is therefore allowable in this situation.

HISTORICAL BACKGROUND:
Information from Bridget Bacon, Louisville Historical Museum

This property has a common history with the properties at 722 Pine Street and 720 Pine Street located just to the west. All three properties have been in the same family for over 100 years, and for 633 La Farge, the ownership by one family continued for nearly 130 years. Part of the significance of the history of these properties is that they reflect the early settlement of Louisville by numerous German-speaking immigrants.

Joseph and Agatha Stecker came to the United States from Austria in 1881, according to the federal census. These properties have made up more or less a family compound, with different family members living in different houses over time. The Stecker family first acquired at least Lot 1 of Block 7 in 1882. Boulder County property records indicate that the Steckers acquired Lot 5, which constitutes 720 Pine, in 1889. It appears that they acquired 722 Pine, which is Lot 4, in 1909.



Louisville directories first show a record for Joe "Sticker," a miner, in 1892. By 1896, he was both a miner and a dairyman. According to a written history prepared by the family, the Steckers kept cows at 633 La Farge "and sold milk, delivered in 5-pound lard pails." Agatha carried on their dairy business even after the death of Joe in 1904; the 1906 directory shows her still operating the dairy. Agatha moved next door to 722 Pine Street in 1916 while her daughter, Annie, continued to reside at 633 La Farge with her husband, Robert Kerr. Annie and Robert Kerr raised their daughters, Alma and Bertha, at 633 La Farge. Following their deaths, Alma continued to live in the house with her husband, Floyd Brennan until the time of her death in 1999. The property continued to be owned by descendants of the Stecker family until the current owners bought it in 2017.

633 La Farge Avenue (in background), May 1913

633 La Farge Avenue, Boulder County Assessor's Card, 1948

633 La Farge Avenue, East view. 2020.

633 La Farge Avenue, South view. 2020.

633 La Farge Avenue, North view. 2020.

633 La Farge Avenue, Northwest view. 2020.

ARCHITECTURAL INTEGRITY:
The historic structure located at 633 La Farge Avenue is an early 20th century wood frame Folk Victorian house. Louisville contractor Herman H. Fischer constructed the house at some time between 1900 and 1908. The primary façade faces east to La Farge Avenue. The house has a front gable roof. A hipped-roof rear porch addition on the west side predates 1950. In 2000, the porch, deck and porch foundation were replaced. The porch roof was retained, supported by new posts designed to match the historic house. In 2001, a window on the south wall was removed and replaced with a pair of French doors with a clear transom light above leading to a wood deck.

Primary changes occurred over time:

- Rear porch addition (pre-1950);
- Front porch replaced (2000);
- French doors added to the south-facing wall (2001).

HISTORICAL SIGNIFICANCE ANALYSIS AND CRITERIA FOR LISTING AS LOCAL LANDMARK:
In order to receive a City landmark designation, landmarks must be at least 50 years old and meet one or more of the criteria for architectural, social or geographic/environmental significance as described in Louisville Municipal Code 15.36.050.

Staff finds that this application complies with the above criterion by the following:

Sec. 15.36.050. - Criteria for Designation

Criteria	Meets Criteria?	Evaluation
A. Landmarks must be at least 50 years old and meet one or more of the criteria for architectural, social or geographic/environmental significance as described in this chapter.	**Yes**	The principal structure at 633 La Farge Avenue was constructed circa 1900-1908.
1. a. Architectural. *1) Exemplifies specific elements of an architectural style or period.* *2) Example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally.* *3) Demonstrates superior craftsmanship or high artistic value.* *4) Represents an innovation in construction, materials or design.* *5) Style particularly associated with the Louisville area.* ***6) Represents a built environment of a group of people in an era of history that is culturally significant to Louisville.***	**Yes**	The house at 633 La Farge Avenue is an early 20th century wood frame Folk Victorian house. This house is associated with the historic development of Louisville and the Jefferson Place subdivision. The primary façade faces east to La Farge Avenue. The façade of the house has undergone minor changes over time including a front porch reconstruction but retains significant architectural integrity when viewed from the street.

7) Pattern or grouping of elements representing at least one of the above criteria. *8) Significant historic remodel.*		
1. b. Social. *1) Site of historic event that had an effect upon society.* ***2) Exemplifies cultural, political, economic or social heritage of the community.*** ***3) Association with a notable person or the work of a notable person.***	**Yes**	The house at 633 La Farge Avenue was owned by the Stecker family and their descendants from the date of its construction through 2017. The neighboring houses at 720 and 722 Pine were owned by the Stecker family as well. These properties reflect the early settlement of Louisville by numerous German-speaking immigrants.
1. c. Geographic/environmental. *1) Enhances sense of identity of the community.* *2) An established and familiar natural setting or visual feature that is culturally significant to the history of Louisville.*	**Yes**	This house, in combination with the landmarked houses located at 720 Pine Street and 722 Pine Street, were owned by the Stecker family for more than 100 years.
3. All properties will be evaluated for physical integrity and shall meet one or more of the following criteria: ***a. Shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation.*** *b. Retains original design features, materials and/or character.* ***c. Remains in its original location, has the same historic context after having been moved, or was moved more than 50 years ago.*** *d. Has been accurately reconstructed or restored based on historic documentation.*	**Yes**	This structure adds character and value to Old Town and remains on its original lot in the Pleasant Hill subdivision. The structure has integrity of location, setting, design, workmanship, feeling, association, and materials. The structure retains its overall form and appearance from the street and exhibits a high level of physical integrity.

ALTERATION CERTIFICATE CRITERIA AND STANDARDS ANALYSIS:

Sec. 15.36.120. - Criteria to review an alteration certificate.

A. The commission shall issue an alteration certificate for any proposed work on a designated historical site or district only if the proposed work would not detrimentally alter, destroy or adversely affect any architectural or landscape feature which contributes to its original historical designation.

B. The commission must find the proposed alteration to be visually compatible with designated historic structures located on the property in terms of design, finish, material, scale, mass and height. When the subject site is in an historic district, the commission must also find that the proposed alteration is visually compatible with characteristics that define the district. For the purposes of this chapter, the term "compatible" shall mean consistent with, harmonious with, or enhancing to the mixture of complementary architectural styles, either of the architecture of an individual structure or the character of the surrounding structures.

C. The commission will use the following criteria to determine compatibility:

Criteria and Standards	**Meets Criteria?**	**Evaluation**
1. The effect upon the general historical and architectural character of the structure and property.	**Yes**	The proposed relocation of the structure currently located at 1201 Lincoln Avenue will not impact the historical and architectural character of the structure or property currently located at 633 La Farge Avenue.
2. The architectural style, arrangement, texture, and material used on the existing and proposed structures and their relation and compatibility with other structures.	**Yes**	The structure proposed for relocation is compatible with the existing structure at 633 La Farge Avenue. The proposed relocated structure is similar in style to other historic homes located in the area adjacent to 633 La Farge and will utilize historically-appropriate materials.
3. The size of the structure, its setbacks, its site, location, and the appropriateness thereof, when compared to existing structures and the site.	**Yes**	A non-historic garage is currently located on the portion of the site proposed for the relocated structure (1201 Lincoln Avenue). The garage will be demolished. The relocated structure will meet setback requirements.
4. The compatibility of accessory structures and fences with the main structure on the site, and with other structures.	**N/A**	
5. The effects of the proposed work in creating, changing, destroying, or otherwise impacting the exterior architectural features of the structure upon which such work is done.	**N/A**	No work is proposed for the historic structure currently located at 633 La Farge Avenue.
6. The condition of existing improvements and whether they are a hazard to public health and safety.	**Yes**	The existing condition of the improvements on the property is currently not hazardous to public health and safety.
7. The effects of the proposed work upon	**Yes**	The proposed work will result in the

the protection, enhancement, perpetuation and use of the property.		continued used of the property.
8. *a. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*	**Yes**	The structure at 633 La Farge Avenue will continue to function as a single family home. The addition of the structure currently located at 1201 Lincoln Avenue to the property will not change the use of the property or alter any defining characteristics of the structures or site.
8. b. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.	**Yes**	The proposed changes to the property will not result in the loss of historic materials or character.
8. c. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.	**Partial**	The proposed addition of 1201 Lincoln Avenue to the property will alter the historic record of development on the property and in the neighborhood. A non-historic garage currently exists on the property where the proposed relocation would take place. No changes are proposed that will impact existing architectural features on the structure currently located at 633 La Farge Avenue.
8. d. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.	**N/A**	No changes are proposed that will impact any alterations to the property with historic significance.
8. e. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.	**N/A**	No changes are proposed that will impact the historic structure currently located on the property.
8. f. Deteriorated historic features shall be repaired rather than replaced. When the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. In the replacement of missing features, every effort shall be made to substantiate the structure's historical features by documentary, physical, or pictorial evidence.	**Yes**	The proposed work does not call for the loss of historic materials or features.

8. g. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.	**N/A**	Damaging techniques are not proposed for use on this project.
8. h. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.	**N/A**	Significant archeological resources have not been identified on this property.
8. i. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.[1]	**Partial**	The proposed work does not include the removal of any historic materials. The structure proposed for relocation is compatible with the structure that currently exists at 633 La Farge Avenue in terms of massing, size, scale, and features.

[1] For reference, the Secretary of the Interior's Moving Historic Structures by John Obed Curtis recommends the following when evaluating the proposed relocation of a historic structure:

Guidelines/Standards for Relocating a Historic Building

1. Proposal to relocate must be considered on a case-by-case basis. Consider all reasonable alternatives to relocation and provide documentation that relocation is the preferred alternative.

2. Record the historic building and site conditions prior to relocation, including detailed photography, notes, drawings, reference measurements, etc.

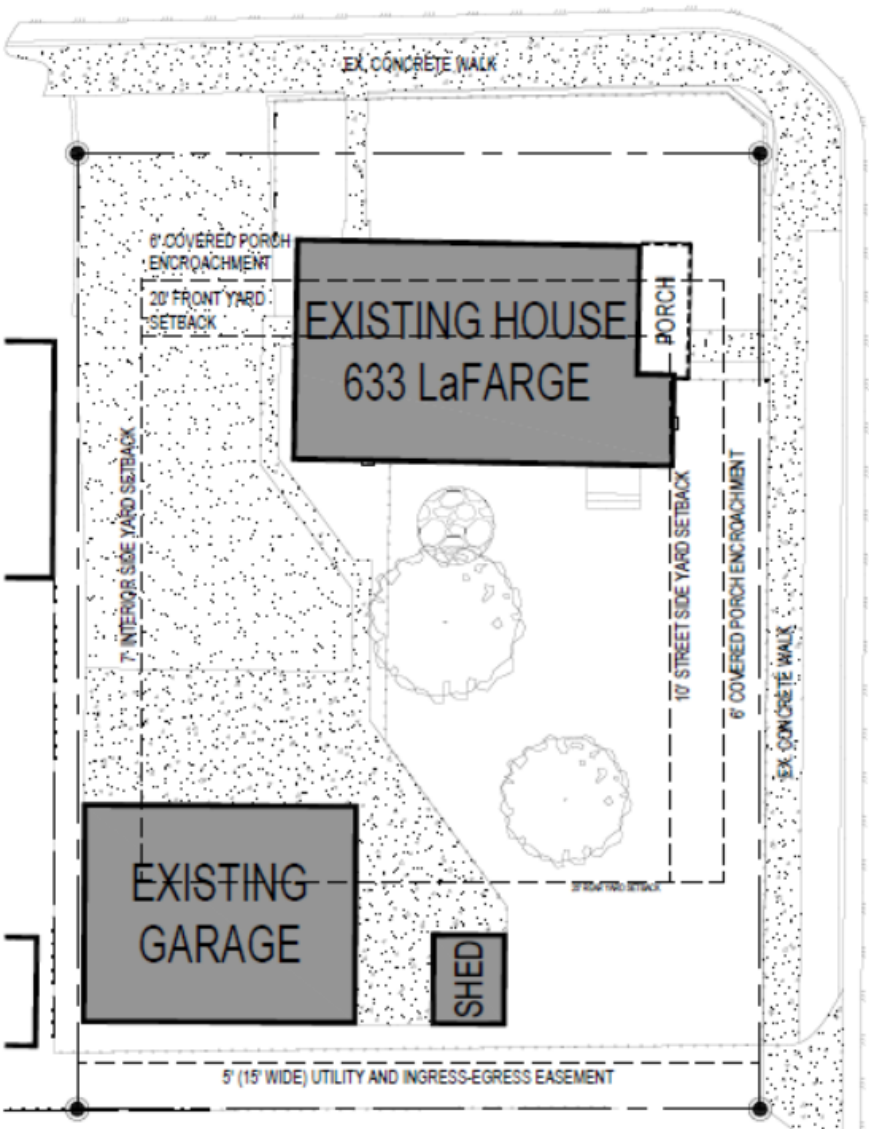
3. Moving procedures should protect historic elements and a clearly stated procedure must be provided to document the relocation, including plans for minimizing damage to historic materials, labeling system for dismembered elements to assure accurate reconstruction in the new location, and plans for protecting the building from weather or vandalism until reconstruction is complete.

4. Site the building on the new site in a manner that does not change its historic orientation to the street, adjacent properties, etc. Considerations should include: Maintain relatively similar setbacks, sideyard conditions, etc. Maintain character similar to historic site in terms of neighboring buildings, materials, site relationships, and age.

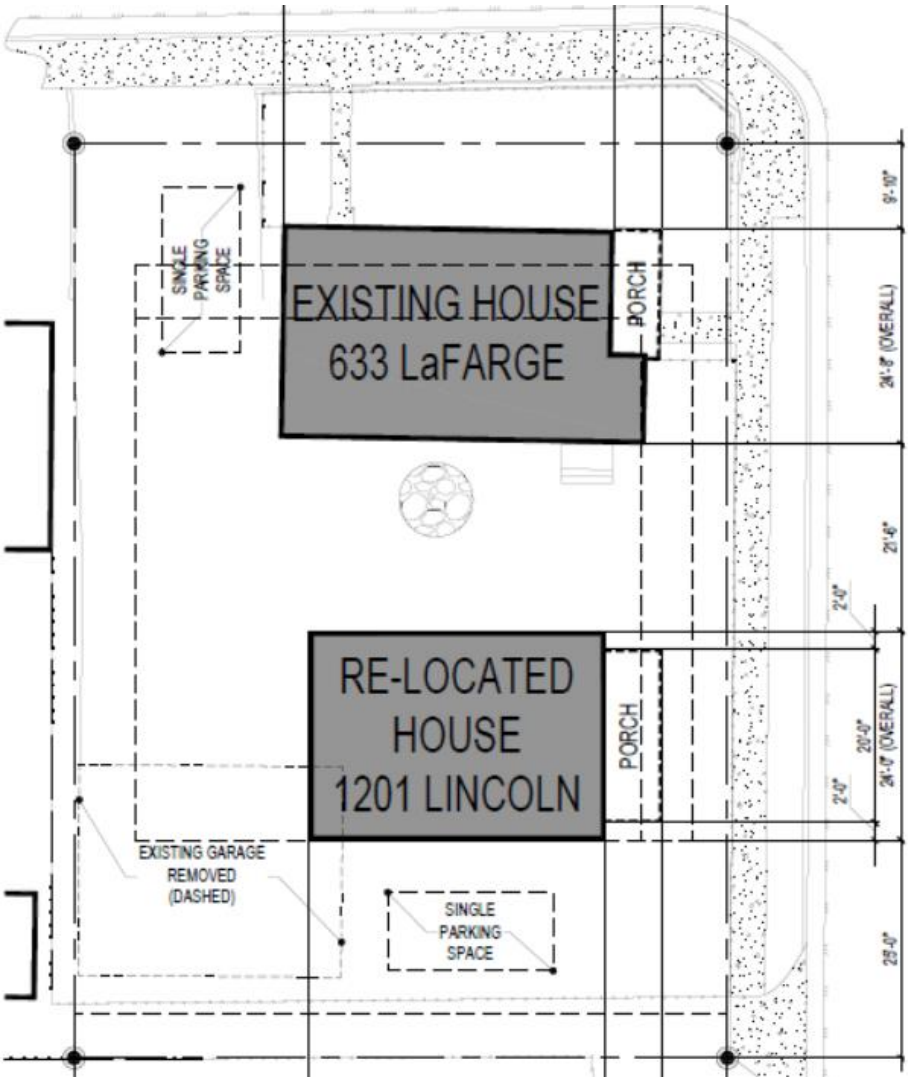
5. There must be a recorded commitment to complete the relocation and subsequent rehabilitation of the building and its new site. Temporary relocations for interim construction may be necessary and must require a plan for protecting the structure at the interim site as well as a commitment to a schedule for completion of the process to relocate the building to the proposed new site.

		The historic integrity of the property will be altered through the proposed relocation; the proposed relocation will add a second dwelling unit on the property where one was not previously located.
8. j. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.	**Yes**	The proposed alteration to the property will not impact the essential form or integrity of the structure located at 633 La Farge Avenue.

EXISTING SITE PLAN:



PROPOSED SITE PLAN:



Moving a historic structure generally is not an approved treatment according to the Secretary of the Interior's Standards and Guidelines. However, in some cases relocation is considered preferable to loss of the structure or as a means to preserve the sense of its setting. Reasons that must be documented to justify moving an historic structure include research to show 1) that it has been relocated in the past; 2) that relocation is the only means of saving the building from certain loss; or 3) that relocation will restore a sense of the original setting.

Staff believes the proposed changes to the property would result in the preservation of a historic structure that would otherwise be lost. In addition, while there is no record of this structure having been relocated in the past, the Louisville area has a history of relocating homes in the early to mid-20th century. Section 15.36.120 of the LMC gives the criteria for evaluating alteration certificates and based on the proposed design, staff finds that the current proposal meets the intent of the standards

PRESERVATION MASTER PLAN:
The Preservation Master Plan was adopted in 2015 and includes goals and objectives for the historic preservation program moving forward. A finding of probable cause would meet the following goals and objectives:

Goal #3: Encourage voluntary preservation of significant archaeological, historical, and architectural resources

Objective 3.3 - Encourage voluntary designation of eligible resources
Objective 3.4 - Promote alternatives to demolition of historic buildings

Goal #5: Continue leadership in preservation incentives and enhance customer service

Objective 5.1 - Promote availability of Historic Preservation Fund grants and other incentives

FISCAL IMPACT:
Approval of the landmark request allows for a $5,000 Landmark Incentive Grant. Current HPF balance is $2,790,391.31.

RECOMMENDATION:
Landmarking
The structure at 633 La Farge Avenue has maintained its style and form since at least 1948, giving it architectural significance and integrity. Staff finds that the property is eligible to be landmarked and for a $5,000 landmark grant.

Staff recommends that the structure be landmarked by approving Resolution No. 19, Series 2020. Staff also recommends that the house be named for the Stecker-Kerr Family.

Alteration Certificate

Staff believes the proposed changes to the property at 633 La Farge Avenue would not detrimentally alter, destroy or adversely affect any architectural or landscape feature which contributes to its original historical designation and that the proposed alteration will be visually compatible with designated historic structures

Staff recommends approval of Resolution No. 20, Series 2020 recommending approval of the alteration certificate for 633 La Farge Avenue.

ATTACHMENTS:
1. Resolution No. 19, Series 2020
2. Resolution No. 20, Series 2020
3. Historic Preservation Application
4. 633 La Farge Avenue Historic Structure Assessment
5. 633 La Farge Avenue Survey Report

RESOLUTION NO. 19
SERIES 2020

A RESOLUTION MAKING FINDINGS AND RECOMMENDATIONS REGARDING THE LANDMARK DESIGNATION FOR A HISTORICAL RESIDENTIAL STRUCTURE LOCATED AT 633 LA FARGE AVENUE

WHEREAS, there has been submitted to the Louisville Historic Preservation Commission (HPC) an application requesting a landmark eligibility determination for a historical residential structure located at 633 La Farge Avenue, on property legally described as Lots 1-3, Block 7, Jefferson Place, Town of Louisville, City of Louisville, State of Colorado; and

WHEREAS, the City Staff and the HPC have reviewed the application and found it to be in compliance with Chapter 15.36 of the Louisville Municipal Code, including Section 15.36.050.A, establishing criteria for landmark designation; and

WHEREAS, the HPC has held a properly noticed public hearing on the proposed landmark application; and

WHEREAS, 633 La Farge Avenue (Stecker-Kerr House) has social significance because it exemplifies the cultural, political, economic or social heritage of the community considering its association with families from a variety of ethnic groups; and

WHEREAS, the Stecker-Kerr House has architectural significance because it is a vernacular structure that is representative of the built environment in early 20th century Louisville; and

WHEREAS, the HPC finds that these and other characteristics specific to the Stecker-Kerr House have social and architectural significance as described in Section 15.36.050.A of the Louisville Municipal Code; and

NOW, THEREFORE, BE IT RESOLVED BY THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF LOUISVILLE, COLORADO:

1. The application to landmark 633 La Farge Avenue be approved for the following reasons:
    a. Architectural integrity of the vernacular structure.
    b. Association with Louisville's heritage.
2. The Historic Preservation Commission recommends the City Council approve the landmark incentive grant in the amount of $5,000.
3. With the amendment that the structure be named the Stecker-Kerr House.

PASSED AND ADOPTED this _____ day of _____, 2020.

_____
Lynda Haley, Chairperson

RESOLUTION NO. 20
SERIES 2020

A RESOLUTION RECOMENDING APPROVAL OF AN ALTERATION CERTIFICATE FOR THE STECKER-KERR HOUSE LOCATED AT 633 LA FARGE AVENUE FOR ALTERATIONS TO THE SITE.

WHEREAS, there has been submitted to the Louisville Historic Preservation Commission (HPC) an application requesting an alteration certificate for a historic residential property located at 633 La Farge Avenue, on property legally described as Lots 1-3, Block 7, Jefferson Place, Town of Louisville, City of Louisville, State of Colorado; and

WHEREAS, the City Staff and the HPC have reviewed the application and found that it complies with Chapter 15.36 of the Louisville Municipal Code, including Section 15.36.120, establishing criteria for alteration certificates; and

WHEREAS, the HPC has held a properly noticed public hearing on the proposed alteration certificate on September 21, 2020, where evidence and testimony were entered into the record, including findings in the Louisville Historic Preservation Commission Staff Report dated September 21, 2020.

NOW, THEREFORE, BE IT RESOLVED THAT THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF LOUISVILLE, COLORADO:

Does hereby recommend approval of the application for an alteration certificate for the Berardi House as described in the staff report dated September 21, 2020.

PASSED AND ADOPTED this _____ day of _____, 2020.

_____
Lynda Haley, Chairperson

DAJDESIGN
ARCHITECTURE+INTERIORS

September 1, 2020

Felicity Selvoski
City of Louisville, Planning & Building Safety
749 Main Street
Louisville, CO 80027

RE: 633 Lafarge & 1201 Lincoln

Dear Ms. Selvoski,

922A MAIN STREET
LOUISVILLE, CO 80027
T (303) 527-1100
INFO@DAJDESIGN.COM
WWW.DAJDESIGN.COM

We are pleased to summit Historic Preservation applications for 633 Lafarge (Landmark request) and 1201 Lincoln (Landmark, Grant Funding, and Alteration Certificate requests). The 633 Lafarge landmark request is a simple request to landmark and make the existing 1898 structure a historically designated house with in Louisville's Historic Preservation program. The requests for the 1201 Lincoln structure are a little more involved.

We propose in our application to landmark the structure at 1201 Lincoln, however we are requesting an alteration certificate in order to move the building to a new location within Louisville's Old Town Overlay District and specifically to the 633 Lafarge property location. The building would be lifted from its existing location at 1201 Lincoln and moved to the 633 Lafarge location by a qualified professional house mover. In preparation for the move, an area would be cleared on the southern portion of the 633 Lafarge site, the area would be excavated, a new concrete foundation to support the house would be poured, and the 1201 Lincoln house would be placed in its new location. There may be an interim period of time in which the house will rest on supports put in place by the professional house mover while the site is excavated and the foundation is poured. The owner has coordinated the details with the home mover, excavator, and foundation contractor to do this work.

Once the 1201 Lincoln house is relcated, it will have its mechanical and electrical utilities reconnected to the house. A new sewer line will connect to the existing 633 Lafarge sewer, and a water line capable of supporting the 1201 Lincoln house's domestic water needs will be connected from the 633 Lafarge house. A new water line will branch off from within the basement of 633 Lafarge and trenched to the new house location. There is no new water line from the street being proposed for the new house location. A "mulit-family" tap fee assessment is being requested due the nature of multiple dwelling units on the same property with a plubming fixture count not exceeding the maximum number for the existing ¾" water tap size.

House moving in Louisville has historically been a common occurrence, however it has been decades since a house was relocated from within the downtown area to another downtown location. The house at 1201 Lincoln has maintained its archtiecural integrity and its past history has demonstrated its social significance with the Lousiville urban fabric. Due to the high degree of architectural integrity and the recent preservation work completed at the house in 2016, it is an excellent candidate to receive a landmark designation, however due to the future plans of the current 1201 Lincoln owner it is slated to be demolished. There is an extraordinary opportunity to save this unique building in its entirety by moving it to a new location (633 Lafarge). We are requesting historic preservation grant funds above the normal amount to support this extraordinary circumstance, and the funds are important to help make the moving effort possible.

Please feel free to reach out with any questions. Thank you for the consideration of our applications.

Warm regards,

Andy Johnson, AIA

City of Louisville
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Historic Preservation Fund

Grant and Loan Application and Information

(Revised June 2019)

City of Louisville
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Guidelines

The City of Louisville's Historic Preservation Fund (HPF) and is intended to help retain the character of Historic Old Town Louisville by promoting the preservation and rehabilitation of historic resources.

Staff contact

Felicity Selvoski, Historic Preservation Planner
749 Main St.
Louisville, CO 80027
(303) 335-4594
fselvoski@louisvilleco.gov

Deadlines

There are no application deadlines, although the date of application will determine when the public hearing for a case can occur. Please reach out to staff if there is a specific date you are targeting. Applications will be considered as they are received, but are subject to the availability of funds.

Eligible Applicants

Any owner of a historic resource (at least 50 years old) or resource that helps to define the character of Historic Louisville is eligible to apply to the HPF. "Resources" include, but are not limited to, primary structures, accessory structures, outbuildings, fences, existing or historical landscaping, archaeological sites, and architectural elements of structures.

Owners of property in Historic Old Town Louisville which will experience new construction may also be awarded grants to preserve the character of Historic Old Town. The purpose of these incentives it to limit mass, scale, and number of stories, to preserve setbacks, to preserve pedestrian walkways between buildings, and to utilize materials typical of historic buildings, above mandatory requirements. For additional information on the requirements, please reach out to the Historic Preservation Planner.

Historic Structure Assessments

Prior to any structure being declared a landmark, the property will undergo a building assessment to develop a preservation plan and establish priorities for property maintenance. At a regular meeting, the Historic Preservation Commission will review the building history, application, and relevant information to determine whether there is probable cause to believe the building may be eligible for landmarking. If probable cause is found, the owner will be eligible for a building assessment grant in an amount up to $4,000 (residential properties) and $9,000 (commercial properties) to offset the cost of the assessment.

Landmarking Grants

In addition to the pre-landmarking grant for a structural assessment, landmarked residential properties are eligible for a $5,000 incentive grant and up to $40,000 in matching grant funds for preservation projects for a period of 36 months from when a property is declared a landmark. Commercial landmarked properties are eligible for a $50,000 incentive grant and up to $150,000 in matching grant funds for preservation projects for a period of 36 months from when a property is declared a landmark. For properties showing extraordinary circumstances relating to building size, condition, architectural details, or other unique condition compared to similar Louisville properties, the grant limitations may be exceeded. Please reach out to the Historic Preservation Planner for more information on the grant programs.

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Eligible Costs and Improvements:

Eligible costs include hard costs associated with the physical preservation of historic fabric or elements. Labor costs are eligible IF the work is to be done by someone other than the applicant/owner (whose labor can only be used for matching purposes with an acceptable written estimate). Example eligible improvements:

Repair and stabilization of historic materials:

- Siding
- Decorative woodwork and moulding
- Porch stairs and railing
- Cornices
- Masonry (such as chimney tuckpointing)
- Doors and Windows

Removal of non-historic materials, particularly those covering historic materials:

- Siding, trim and casing
- Porch enclosures
- Additions that negatively impact the historic integrity
- Repair/replacement to match historic materials

Energy upgrades:

- Repair and weather sealing of historic windows and doors
- Code required work

Reconstruction of missing elements or features:

(Based on documented evidence such as historic photographs and physical evidence)

- Porches and railings
- Trim and mouldings
- False-fronts

Ineligible Costs and Improvements:

- Redecorating or any purely cosmetic change that is not part of an overall rehabilitation
- Soft costs such as appraisals, interior design fees, legal, accounting and realtor fees, sales and marketing, permits, inspection fees, bids, insurance, project signs and phones, etc.
- Excavation, grading, paving, landscaping or site work such as improvements to paths or fences unless the feature is part of the landmark designation, except for correcting drainage problems that are damaging the historic resource
- Repairs to additions on non-historic portions of the property
- Reimbursement for owner/self labor (which can count only towards the matching costs)
- Interior improvements, unless required to meet current code
- Outbuildings which are not contributing structures to a landmarked site or district

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Application Review Process

Applications will be screened by Historic Preservation Commission (HPC) staff to verify project eligibility. If any additional information is required, staff will contact the applicant directly. The HPC will evaluate the applications in a public meeting at which the applicant will be allowed to make statements. The HPC will make a recommendation to City Council, and City Council will take final action on the application.

Project Review and Completion

Any required design review or building permits must be obtained before beginning work on the project. If a property has already been landmarked, in some circumstances an Alteration Certificate must be approved by the HPC. Any changes made during the building permit approval process may require additional review by the Historic Preservation Commission, depending on the extent of the changes.

Disbursement of Funds

In most cases, grants will take the form of reimbursement after work has been completed, inspected and approved as consistent with the approved grant application. In planning your project, you should arrange to have adequate funds on hand to pay the costs of the project. Incentives may be revoked if the conditions of grant approval are not met. Under some circumstances, incentives, particularly loans, may be paid prior to the beginning of a project or in installments as work progresses.

Grant/Loan Process Outline

1. Applicant meets with Preservation Planner to discuss the scope of work.
2. Applicant meets with contractors and receives quotes.
3. Applicant submits application and documentation to staff.
4. Staff will review the application for completeness and then schedule the meeting with the HPC. Staff will notifiy applicant of hearing date.
5. Public Notice Sign is posted on property by applicant advertising meeting date and neighbors within 500 feet are notified.
6. The HPC reviews the scope of work and quotes and makes a recommendation to City Council. The applicant must be present to answer questions.
7. Staff will schedule the City Council meeting. The applicant must be present to answer questions. City Council will make the final decision.
8. The grant agreement is signed by the applicant(s) and mayor. At this point, the applicant may apply for a building permit to begin the work outlined in grant agreement.
9. Inspections are completed by Building Department as required. Preservation Planner inspects work for sensitivity to historic structure
10. Applicant submits contractor invoices to staff as work is completed.
11. Staff reviews invoices for completeness and compares with invoice approved by HPC.
12. If approved, staff submits pay request to Finance Department. The check is cut to Applicant.
13. If denied, staff works with applicant to identify reasons for denial and methods of resolution.
14. Applicant to repeat steps 11 through 14 until project is complete.

Incentives from the Historic Preservation Fund may be considered taxable income and applicants may wish to consult with a tax professional.

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Historic Preservation Application

The following information must be provided to ensure adequate review of your proposal. Please type or print answers to each question. Please keep your responses brief but thorough. If you have any questions about the application or application process, please reach out to the Historic Preservation Planner.

TYPE(S) OF APPLICATION

- ☐ Probable Cause Hearing/Historic Structure Assessment
- ☑ Landmark Designation
- ☑ Historic Preservation Fund Grant
- ☐ Historic Preservation Fund Loan
- ☑ Landmark Alteration Certificate
- ☐ Demolition Review
- ☐ Other: _____

1. OWNER/APPLICANT INFORMATION

Owner or Organization

Name(s): Levi Sheppard

Mailing Address: 633 LaFarge Ave., Louisville, CO 80027

Telephone: (719) 238-1572

Email: levijsheppard@gmail.com

Applicant/Contact Person (if different than owner)

Name: Andy Johnson

Company: DAJ Design

Mailing Address: 922A Main Street, Louisville, CO 80027

Telephone: 303-527-1100

Email: andy@dajdesign.com

2. PROPERTY INFORMATION

Address: 1201 Lincoln Ave.

Legal Description: Lots 97, 98, & 99, Block 5, Nicola Di Giacomo Addition, Louisville, CO

Parcel Number: 157508118002 Year of construction (if known): Circa 1908

Landmark Name and Resolution (if applicable): NA

Primary Use of Property: Single-family Residential

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3. REQUEST SUMMARY

Request for Landmark status with the City of Louisville, and request approval of historic preservation grant funding and approval of an alteration certificate to include moving of the structure to 633 LaFarge Ave and restoring it back to its presumed 1928 character.

4. PROJECT DESCRIPTION (Please do not exceed space provided below.)

a. Provide a brief description of the proposed scope of work.

1. Requesting landmark status of house.
2. Requesting Historic Preservation Grant Funding (see detailed breakdown)
3. Requesting Alteration Certificate to include modifications to the existing structure restoring it back to its presumed 1928 character, and moving the structure to a new location at 633 LaFarge Ave. with a new poured concrete foundation.

b. Describe how the work will be carried out and by whom. Include a description of elements to be rehabilitated or replaced and describe preservation work techniques that will be used.

The historic preservation work will be carried out by sub-contractors and managed by the owner acting as his own GC. Scope of work details include: a new poured concrete foundation at 633 LaFarge for the relocation of the 1201 Lincoln home; structural reinforcement of floor joists, beams, and attic rafters; restoration and/or re-creation of ex. ornamentation; re-creation of front porch guard wall (based on historic photos); re-creation of back porch; electrical & mechanical hook-ups to the relocated house; and new water and sewer lines to and from the relocated house. The house is proposed to be moved by Star House Moving. The house will be moved to 633 LaFarge with the front door facing LaFarge in compliance w/ code.

c. Explain why the project needs historic preservation funds. Include a description of community support and/or community benefits, if any.

The owners of 1201 Lincoln have elected to demolish the structure. However, strong interest has been expressed in moving the house off of the property in an effort to save the historic structure. The overall cost to conduct historic preservation and move the house is substantially greater than razing the house and rebuilding entirely new. Utilizing historic preservation funds allows the project to be financially feasible, and allows the house move and preservation work on the house to be conducted. No additional community support is being provided outside of the owner's scope of work. The overall community benefit is the preservation of our historic architectural heritage and continuation of this house's story within Louisville

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5. DESCRIPTION OF REHABILITATION *(Attach additional pages as necessary.)*

Name of Architectural Feature:

Describe feature and its condition:	Describe proposed work on feature:
STRUCTURAL SYSTEM -Move house to new site at 633 LaFarge -Framing reinforcement -Excavation for new foundation -New poured concrete foundation	Relocation of house and front porch from 1201 Lincoln to 633 LaFarge. House is to be lifted entirely and moved, stored on 633 LaFarge during excavation. Construction of new poured concrete foundation. New sill plate, intermediate bearing supports, and floor joists as specified by structural engineer. House will be attached and anchored to new foundation.

Name of Architectural Feature:

Describe feature and its condition:	Describe proposed work on feature:
ENVELOPE - APPENDAGES -Restoration of front porch -Construction of new rear stoop EXTERIOR DETAILS - ORNAMENTATION -Repair & replace gable brackets	The front porch is to be restored to its historic nature. Remove river rock facing on columns and porch base. Construct new half-wall with tapered shake-shingle siding. Pour a new concrete stoop at rear door to maintain access. Replace (4) missing historic brackets and repair or replace existing brackets.

Name of Architectural Feature:

Describe feature and its condition:	Describe proposed work on feature:
MECHANICAL, ELECTRICAL, & PLUMBING -Hook up mechanical -Hook up electrical -New electrical service & temporary service -Hook up plumbing -New sewer line -New water line	MEP systems will be disconnected at current location and reconnected at new location. New buried electrical and connection to new electrical meter and panel. A new sewer line will be installed and connected to existing 633 LaFarge sewer. A new water line will be trenched from the existing 633 LaFarge structure.

Name of Architectural Feature:

Describe feature and its condition:	Describe proposed work on feature:
WATER & SEWER FEES -Offset cost of new water tap from Single-Family Residential to Multi-Family Residential -Offset cost of new sewer tap fee from Single-Family Residential to Multi-Family Residential	The city will require new water and sewer tap fees for a Single-Family Residential unit. Since the relocated structure will tie into, and not exceed the demands of the existing water and sewer lines, as well as function as a multi-family residential unit, the fees will be offset by the difference between a single-family and multi-family fee amount.

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6. COST ESTIMATE OF PROPOSED WORK

*Please provide a budget that includes accurate estimated costs of your project. Include an **itemized breakdown** of work to be funded by the incentives and the work to be funded by the applicant. Include only eligible work elements. Use additional sheets as necessary.*

Type of Incentive: ☒ GRANT ☐ LOAN ☐ BOTH

Feature	Proposed Work to be Funded	Fund Request	Match (M)	Total
A.	STRUCTURAL SYSTEM (move house, framing, excavation, foundation)	$ 63,000	$ 63,000	$ 126,000
B.	ENVELOPE - APPENDAGES (restore front porch, rebuild rear steps)	$ 4,000	$ 4,000	$ 8,000
C.	EXTERIOR DETAILS - ORNAMENTATION (repair & replace gable brackets)	$ 500	$ 500	$ 1,000
D.	MECHANICAL SYSTEMS (hook up & install new mechanical)	$ 2,500	$ 2,500	$ 5,000
E.	ELECTRICAL SYSTEMS (hook up & install new electrical)	$ 7,500	$ 7,500	$ 15,000
F.	PLUMBING SYSTEMS (new sewer & water lines)	$ 7,500	$ 7,500	$ 15,000
G.	CITY FEES (water tap & sewer tap offset)	$ 22,320	$ 35,780	$ 58,100
H.	HOUSE PURCHASE (purchase from owner of 1201 Lincoln)	$	$	$ 25,000
I.	CONSULTANT FEES (Architectural, Structural, Geotech, Survey)	$	$	$ 20,600
J.	GENERAL CONDITIONS (contractor overhead (18%), trash removal & recycling, gen. labor)	$	$	$ 30,000
K.	DEMOLITION (garage & tree removal)	$	$	$ 10,000
	Total Proposed Work	$ 107,320	$ 120,780	$ 313,700

For loan requests, indicate total loan request here:	$

If partial incentive funding were awarded, would you complete your project? ☐ YES ☐ NO

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7. ADDITIONAL MATERIALS REQUIRED

The following items must be submitted along with this application:

- ☐ One set of photographs for each feature as described in Item 4 "Description of Rehabilitation". Digital is preferred.
- ☐ A construction bid if one has been completed for your project (recommended).
- ☐ Working or scaled drawings, spec sheets, or materials of the proposed work, if applicable to your project.

8. ASSURANCES

The Applicant hereby agrees and acknowledges that:

A. Funds received as a result of this application will be expended solely on described projects, and must be completed within established timelines.

B. Awards from the Historic Preservation Fund may differ in type and amount from those requested on an application.

C. Recipients must submit their project for any required design review by the Historic Preservation Commission and acquire any required building permits before work has started.

D. All work approved for grant funding must be completed even if only partially funded through this incentives program.

E. Unless the conditions of approval otherwise provide, disbursement of grant or rebate funds will occur after completion of the project.

F. The incentive funds may be considered taxable income and Applicant should consult a tax professional if he or she has questions.

G. If this has not already occurred, Applicant will submit an application to landmark the property to the Historic Preservation Commission. If landmarking is not possible for whatever reason, Applicant will enter into a preservation easement agreement with the City of Louisville. Any destruction or obscuring of the visibility of projects funded by this grant program may result in the City seeking reimbursement.

H. The Historic Preservation Fund was approved by the voters and City Council of Louisville for the purpose of retaining the city's historic character, so all work completed with these funds should remain visible to the public.

_____	9/2/2020 _____
Signature of Applicant/Owner	Date
_____	_____
Signature of Applicant/Owner	Date

City of Louisville
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APPENDIX A:
HELPFUL TERMS & DEFINITIONS

BASIC PRESERVATION

The Concept of Significance

A building possessing architectural significance is one that represents the work of a noteworthy architect, possesses high artistic value or that well represents a type, period or method of construction. A historically significant property is one associated with significant persons, or with significant events or historical trends. It is generally recognized that a certain amount of time must pass before the historical significance of a property can be evaluated. The National Register, for example, requires that a property be at least 50 years old or have extraordinary importance before it may be considered. A property may be significant for one or more of the following reasons:

- Association with events that contributed to the broad patterns of history, the lives of significant people, or the understanding of Louisville's prehistory or history.
- Construction and design associated with distinctive characteristics of a building type, period, or construction method.
- An example of an architect or master craftsman or an expression of particularly high artistic values.
- Integrity of location, design, setting, materials, workmanship, feeling and association that form a district as defined by the National Register of Historic Places Guidelines.

The Concept of Integrity "Integrity" is the ability of a property to convey its character as it existed during its period of significance. To be considered historic, a property must not only be shown to have historic or architectural significance, but it also must retain a high degree of physical integrity. This is a composite of seven aspects or qualities, which in various combinations define integrity, location, design, setting, materials, workmanship, feeling and association. The more qualities present in a property, the higher its physical integrity. Ultimately the question of physical integrity is answered by whether or not the property retains a high percentage of original structure's identity for which it is significant.

The Period of Significance Each historic town has a *period of significance*, which is the time period during which the properties gained their architectural, historical or geographical importance. Louisville, for example, has a period of significance which spans approximately 75 years (1880- 1955). Throughout this period of significance, the City has been witness to a countless number of buildings and additions which have become an integral part of the district. Conversely, several structures have been built, or alterations have been made, after this period which may be considered for removal or replacement.

BUILDING RATING SYSTEM

Contributing: Those buildings that exist in comparatively "original" condition, or that have been appropriately restored, and clearly contribute to the historic significance of downtown. Preservation of the present condition is the primary goal for such buildings.

Contributing, with Qualifications: Those buildings that have original material which has been covered, or buildings that have experienced some alteration, but that still convey some sense of history. These buildings would more strongly contribute, however, if they were restored.

Supporting category
These are typically buildings that are newer than the period of historic significance and therefore do not contribute to our ability to interpret the history of Louisville. They do, however, express certain design characteristics that are compatible with the architectural character of the historic district. They are "good neighbors" to older buildings in the vicinity and therefore support the visual character of the district.

Non-contributing building category
These are buildings that have features that deviate from the character of the historic district and may impede our ability to interpret the history of the area. They are typically newer structures that introduce stylistic elements foreign to the character of Louisville. Some of these buildings may be fine examples of individual building design, if considered outside the context of the district, but they do not contribute to the historic interpretation of the area or to its visual character. The detracting visual character can negatively affect the nature of the historic area.

Non-contributing, with Qualifications: These are buildings that have had substantial alterations, and in their present conditions do not add to the historic character of the area. However, these buildings could, with substantial restoration effort, contribute to the downtown once more.

PRESERVATION APPROACHES

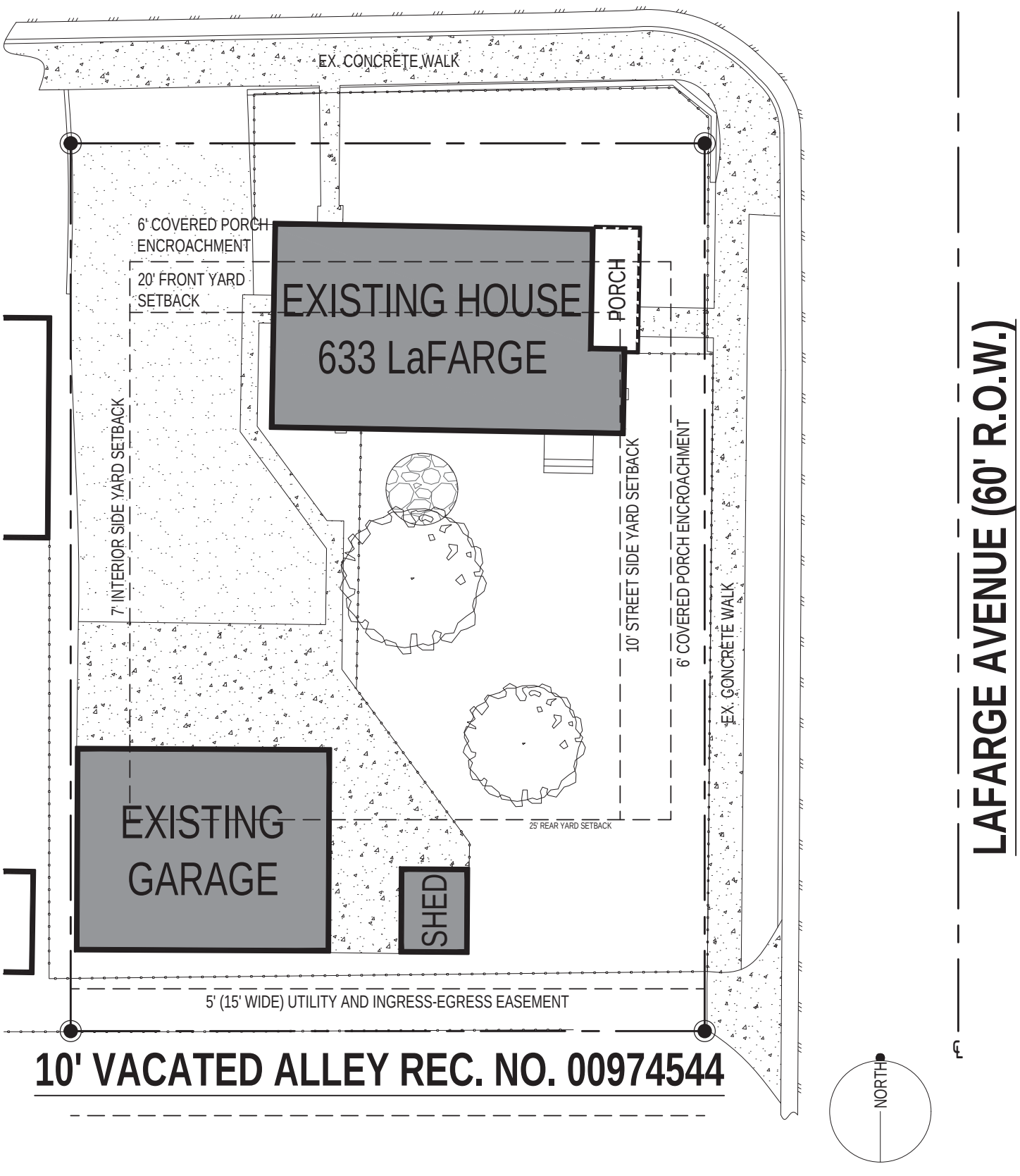
While every historic project is different, the Secretary of the Interior has outlined four basic approaches to responsible preservation practices. Determining which approach is most appropriate for any project requires considering a number of factors, including the building's historical significance and its existing physical condition. The four treatment approaches are:

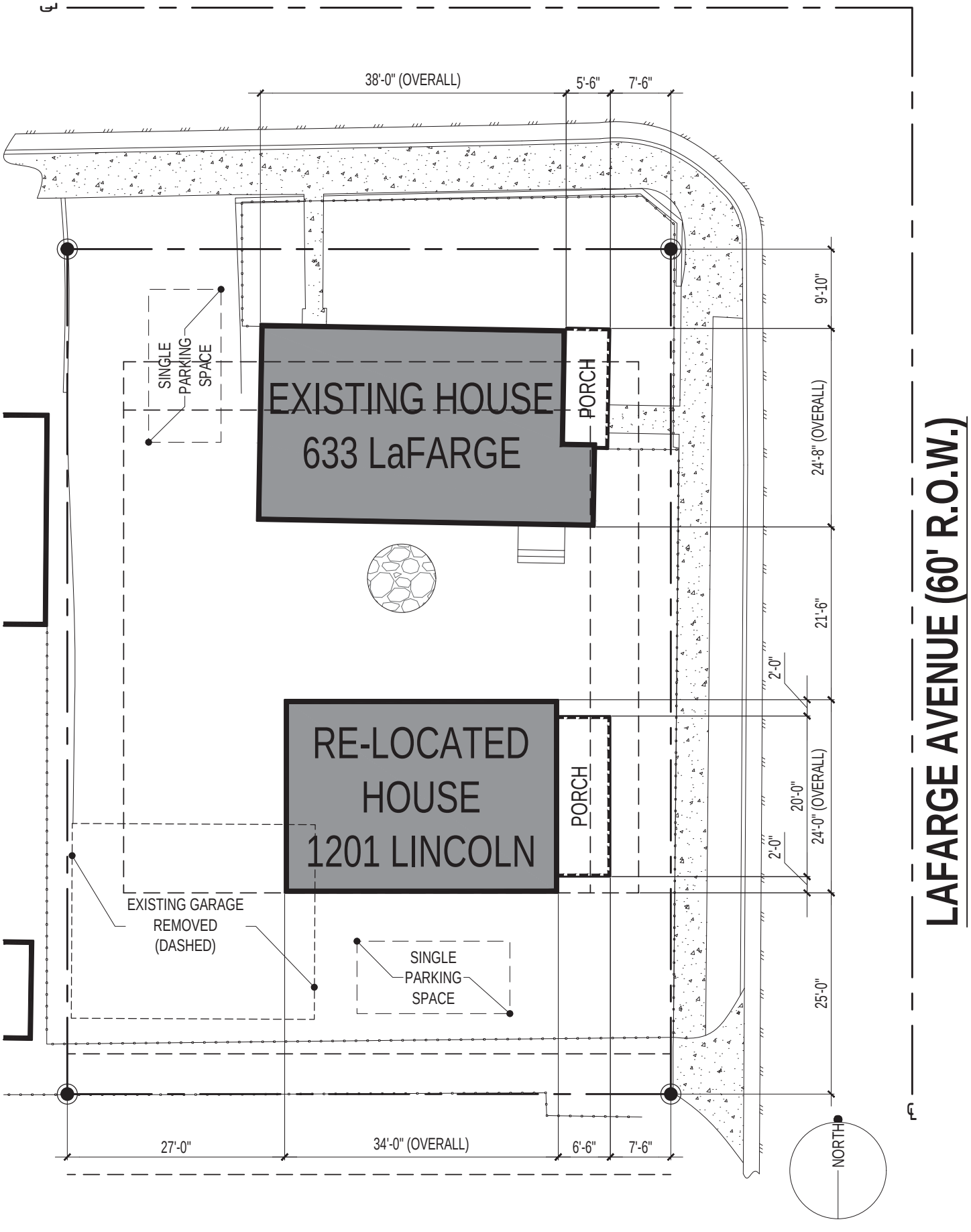
- Preservation places a high premium on the retention of all historic fabric through conservation, maintenance and repair. It reflects a building's continuum over time, through successive occupancies, and the respectful changes and alterations that are made.
- Rehabilitation emphasizes the retention and repair of historic materials, but more latitude is provided for replacement because it is assumed the property is more deteriorated prior to work.
- Restoration focuses on the retention of materials from the most significant time in a property's history, while permitting the removal of materials from other periods.
- Reconstruction establishes limited opportunities to re-create a non-surviving site, landscape, building, structure, or object in all new materials.

The Secretary of the Interior's website outlines these approaches and suggests recommended techniques for a variety of common building materials and elements. An example of appropriate and inappropriate techniques for roofs is provided in the sidebars. Additional information is available from preservation staff and the Secretary's website at: www.cr.nps.gov/hps/tps/standguide/index.htm

THE SECRETARY OF THE INTERIOR'S STANDARDS

The Standards are neither technical nor prescriptive, but are intended to promote responsible preservation practices that help protect our Nation's irreplaceable cultural resources. For example, they cannot, in and of themselves, be used to make essential decisions about which features of the historic building should be saved and which can be changed. But once a treatment is selected, the Standards provide philosophical consistency to the work.


PINE STREET (60' R.O.W.)
EX. CONCRETE WALK
6' COVERED PORCH ENCROACHMENT
20' FRONT YARD SETBACK
EXISTING HOUSE
633 LaFARGE
PORCH
7' INTERIOR SIDE YARD SETBACK
10' STREET SIDE YARD SETBACK
6' COVERED PORCH ENCROACHMENT
EX. CONCRETE WALK
EXISTING GARAGE
SHED
25' REAR YARD SETBACK
5' (15' WIDE) UTILITY AND INGRESS-EGRESS EASEMENT
10' VACATED ALLEY REC. NO. 00974544
LAFARGE AVENUE (60' R.O.W.)
NORTH


PINE STREET (60' R.O.W.)
LAFARGE AVENUE (60' R.O.W.)
38'-0" (OVERALL)
5'-6"
7'-6"
9'-10"
24'-8" (OVERALL)
21'-6"
2'-0"
20'-0"
24'-0" (OVERALL)
2'-0"
25'-0"
SINGLE PARKING SPACE
EXISTING HOUSE
633 LaFARGE
PORCH
RE-LOCATED HOUSE
1201 LINCOLN
PORCH
EXISTING GARAGE REMOVED (DASHED)
SINGLE PARKING SPACE
27'-0"
34'-0" (OVERALL)
6'-6"
7'-6"
NORTH

DAJDESIGN
ARCHITECTURE+INTERIORS

HISTORIC STRUCTURAL ASSESSMENT

1201 LINCOLN AVE., LOUISVILLE, COLORADO

SEPTEMBER 2, 2020

922A MAIN STREET
LOUISVILLE, CO 80027
T (303) 527-1100
INFO@DAJDESIGN.COM
WWW.DAJDESIGN.COM

Evaluated by:

Andy Johnson, AIA
DAJ Design
922A Main Street, Louisville, CO 80027
303-527-1100; andy@dajdesign.com

This Project was paid for by the Louisville Preservation Fund grant.

DAJDESIGN
ARCHITECTURE+INTERIORS

TABLE OF CONTENTS

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1.0 INTRODUCTION

1.1 RESEARCH BACKGROUND / PROJECT PARTICIPANTS

DAJ Design conducted an Historic Structural Assessment for the structure located at 1201 Lincoln Avenue, Louisville, CO to determine its feasibility as a candidate for historic landmark designation as defined under the Historic Preservation program of the City of Louisville. The structure is a residential property. The City of Louisville Historic Preservation Commission found probable cause that the building may be eligible for landmarking under criteria in section 15.36.050 of the Louisville Municipal Code, and therefore the Commission approved the Historic Structural Assessment to be paid for by the Louisville Preservation Fund grant.

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The primary purpose of this HSA is to evaluate the property's current condition and to identify preservation priorities for the best use of rehabilitation funds. DAJ Design inspected 1201 Lincoln Avenue visually to identify areas of necessary maintenance and repair. It is possible that complications exist that were not visible and therefore it is recommended that the property owner includes contingency funding in any repair budget.

DAJ Design and Glenn Frank Engineering inspected 1201 Lincoln Avenue on August 26th, 2020. The weather was hot and sunny. No signs of recent precipitation were evident.

LIST OF CONSULTANTS AND SOURCES:

STRUCTURAL ENGINEER
JESSE SHOLINSKY, PE
BILLY SCHOELMAN, PE
GLENN FRANK ENGINEERING
2400 CENTRAL AVENUE, SUITE A-1 SOUTH
BOULDER, CO 80301
303.554.9591

SOURCES
"Louisville Historic Preservation Commission Staff Report," May 11, 2020.

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1.2 BUILDING LOCATION

VICINITY MAP

LEGAL DESCRIPTION

Lots 97, 98, and 99, Block 5, Nicola Di Giacomo Addition,
City of Louisville, County of Boulder, State of Colorado

2.0 HISTORY AND USE

As part of the landmarking application for 1201 Lincoln Avenue, Bridget Bacon, the Louisville History Museum's Museum Coordinator, wrote the following history:

Louisville Historical Museum
Department of Library & Museum Services City of Louisville, Colorado

Date of Construction: 1908; County Assessor card dated 1948 states that it was remodeled in 1928.

Summary: Members of the Koci / Reddington family owned this house for 80 years, from 1921 until 2001.

Development of the Nicola Di Giacomo Addition

This area of Louisville is called the Nicola Di Giacomo Addition, having been platted by Nicola Di Giacomo in 1907. Nicola Di Giacomo farmed this area before filing the plat for a subdivision. This addition consists of 4 ½ blocks that stretch across the north end of Old Town of Louisville. (On the 1909 Drumm's Wall Map of Louisville, Nicola Di Giacomo is also shown as the owner of the additional property where Louisville Middle School is now located, and of the residential area that now extends behind the school and north of it up to South Boulder Road.)

Di Giacomo was born in Italy in 1852 and immigrated to the U.S. in about 1882. In the 1910 census, Nicola DiGiacomo was listed as being a 57-year old farmer.

A 1907 warranty deed shows the transfer of a number of lots in this addition from Nicola Di Giacomo to John Russell Munn. The lots were those on the west side of the 1200 block of Lincoln. At about the same time, Munn sold off lots 103, et al. Munn then sold lots 97-102 to George W. Admire. These lots are currently the location of 1201 Lincoln and 1215 Lincoln.

Admire Ownership, 1908-1919, Discussion of Date of Construction

The County gives 1908 as the date of construction of 1201 Lincoln, both in its current online records and on the 1948 County Assessor card. Since Boulder County records are sometimes in error with respect to the construction dates of historic buildings in Louisville, other evidence must also be looked to. In this case, 1908 is when George W. Admire purchased the lots and it would appear that he was responsible for the house having been built. Also, a small house appears in the correct location on the 1909 Drumm's Wall Map of Louisville. For these reasons, 1908 is presumed to be the correct date of construction. (The 1948 County Assessor card also states that the house was remodeled in 1928, in a section of the card designated to note "Major Alterations or Additions").

George W. Admire, who purchased the lots in 1908, was born in Missouri in 1841. His wife, Nancy, was born in Ohio in 1831. They came to Colorado in the late 1880s. They had had several children who were adults and living elsewhere at the time by the time when the lots on Lincoln were purchased. The Admire family is chiefly associated with the town of Superior, but George W. Admire through his purchase of these lots may have been seeking a second home with a location closer to the amenities offered by the larger town of Louisville, or may have been seeking rental income. Specific evidence that members of the Admire family lived at 1201 Lincoln during the period of the ownership of the lots by George W. Admire could not be located.

Nancy Admire died in 1912, and George W. Admire died in 1919. Upon his death, his heirs sold 1201 Lincoln (on lots 97-102) to Joe Tartaglio. The heirs were their children Samuel W. Admire, May Admire Shockey, Abigail Admire Spicer, and Lydia Admire Grund.

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Tartaglio Ownership, 1919-1921

In 1919, Joe Tartaglio purchased 1201 Lincoln and the lots of 97-102 from the heirs of George W. Admire. He was born in Italy in about 1871 and came to the U.S. He married Rose Madonna, who had been born in Italy in about 1868 and was a member of the Madonna family of Louisville. They had three sons. At the time of the 1920 census, they and their youngest son were living in Louisville, but it is unclear as to whether they actually lived at 1201 Lincoln during Joe Tartaglio's ownership. In the early 1920's they moved to Denver.

Koci / Reddington Ownership, 1921-2001

In 1921, Joe Tartaglio sold 1201 Lincoln and lots 97-102 to Joseph Koci. He and his wife, Anna Tolfer Koci, had both been born in Austria-Hungary in about 1888. Prior to coming to Louisville in about 1921, they had lived in Wyoming. He worked as a coal miner in Louisville. The 1926 directory for Louisville described the couple's home as being on the "n end Lincoln Av.," which fits the description of the house at 1201 Lincoln. They had three children: Rudolph, born in about 1914; Anna, born in 1919; and Josephine, born in 1922.

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Joseph Koci died in 1928. According to the 1948 County Assessor card, the house was remodeled in 1928, but it is not known whether this occurred before or after his death. Anna Koci continued to live at 1201 Lincoln and raised her children there as a single mother. At the time of the 1930 census, she was 41 years old and living at 1201 Lincoln with Rudy, age 16, Anna, age 10, and Josephine, age 8. There was no apparent source of income for the family listed in the 1930 census records.

During the Depression of the 1930s, Louisville women were employed to make clothing as part of a WPA sewing program. A number of the women are believed to have been widowed or were otherwise single. It is thought that this was a factor that helped them qualify for the program. The following photo shows these women in front of the Louisville Town Hall, where they worked on the second floor. Anna Koci has been identified as the fourth woman from the right, in the back row.

The 1940 census records show that Anna Koci was living at 1201 Lincoln along with her daughter, Anna; Anna's husband, Leroy Reddington (who had been born in Louisville in 1920); and Anna's daughter, Janet, who was age 1. Another child, Gary, would be born in the house later that year. Leroy was working as a miner at the time, then served in the U.S. Navy during World War II, and later worded as a plumber. When the Reddingtons were not living with Anna Koci, they lived on the west side of the 1100 block of Lincoln, a few doors to the south of Anna Koci's house at 1201 Lincoln.

The following photo of the house and a ground layout sketch are from the 1948 Boulder County Assessor card. The photo of the house indicates how little the area around 1201 Lincoln had been developed even in 1948.

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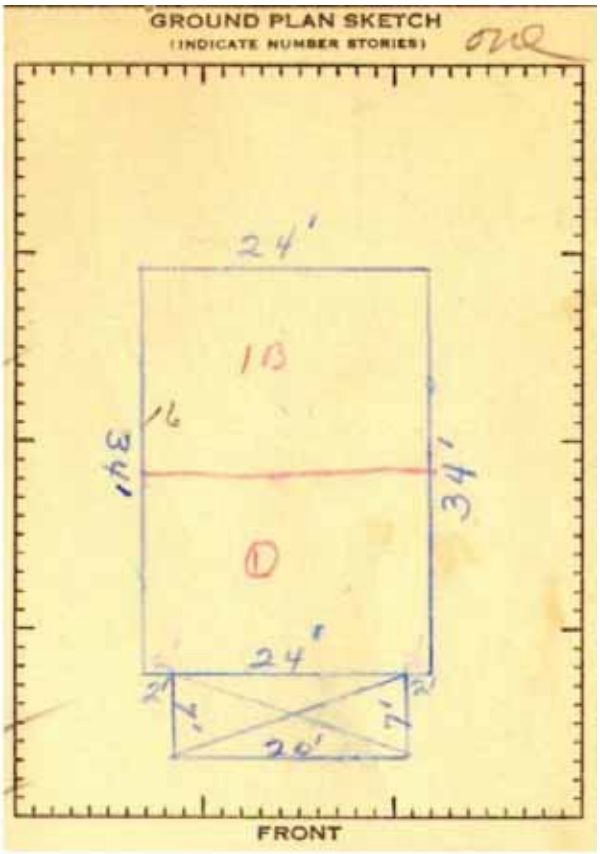

The following excerpt of a 1962 aerial photo of Louisville (with north being to the left) shows 1201 Lincoln as the last house on the west side of Lincoln on the northwest edge of Louisville. The property that went with the house (six lots in all) extended partway up Lincoln, towards the left side of the photo. Caledonia is the street indicated to the south of the house and shown on the right of it in this photo. Lafayette Street is shown meeting Lincoln in the upper left-hand corner of the photo.

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Anna Koci, the owner of 1201 Lincoln since 1963 when her children conveyed their part interests in the property to her by quit claim deeds, died in 1980. Her daughter, Anna Koci Reddington, inherited 1201 Lincoln and continued to live there. In 1981, Anna Reddington sold off lots 100-102 to the north of the house. Anna Reddington died in 2000.

Besides 1201 Lincoln, the other houses on the west side of the 1200 block of Lincoln were all constructed between 1995 and 1999.

Later Owners

After Anna Koci Reddington died in 2000, her son, Gary, acting as the personal representative for her estate, in 2001 sold 1201 Lincoln to David and Lynne Nieda.

Sources

The preceding research is based on a review of relevant and available online County property records, census records, oral history interviews, Louisville directories, and Louisville Historical Museum maps, files, and obituary records.

2.1 ARCHITECTURAL SIGNIFICANCE & CONSTRUCTION HISTORY

The residential property at 1201 Lincoln Avenue was originally constructed around 1908. The 1948 Boulder County Assessor's card states that a remodel to the house was done in 1928. Remodels listed on Boulder County Assessor cards done for houses in the Louisville area were typically only specified when structural work was done or an addition to the house was constructed. There are many indications from viewing the construction methods used that the house at 1201 Lincoln Avenue was affected significantly by the work done in 1928.

The house as it appears today, and as it appears in the 1948 image, is a typical late 1920's wood frame vernacular house of this area with English colonial stylings and construction methods. Gable end brackets on the main house and porch gables are the only ornate elements. The construction techniques, framing and siding materials used, and lack of ornate details can be found on several historic houses in the Louisville area built in the late 1920's.

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The roof pitch of the front porch matches the pitch of the roof over the house. The pitch is moderate and noticeably not as steep as earlier Louisville homes built in a more Victorian style. A central brick chimney was likely added when a coal-burning furnace was added to the house and the basement was dug out to accommodate the furnace, as is typical in most Louisville homes.

New siding was added in 1956. This siding is likely the asbestos siding seen on the house prior to a 2016 remodel. During the 2016 remodel, the asbestos siding was removed which exposed the original shiplap siding below. The shiplap siding seen on the house in 2020 is mostly original, as seen in the 1948 photo, with new matching siding used to fill in areas where windows were removed.

All the windows were added in 2016 and are vinyl, single-hung windows. Most of the windows and doors are in the original locations and of similar sizes as the original windows. However, during the 2016 remodel, several windows were removed on the north and south sides. The original locations of these windows are preserved in the floor plan created for the 2016 remodel.

1201 Lincoln Avenue is not listed on the National, State, or Local Register.

Primary Changes Occurring Over Time:

- Original house: Circa 1908
- Covered porch 1908-1928
- Remodel: 1928
  - Rebuild of framing elements
  - Basement dug out
  - New concrete foundation
  - New brick chimney & coal furnace
- Installed new siding 1956
  - Asbestos siding (assumed)
  - Removed (2) brackets at eaves of house
- Installed stone facing at covered porch 1948-2016
- Remodel 2016
  - New vinyl windows, some original window locations removed
  - Siding added in 1956 removed, revealing original shiplap siding beneath
  - Original shiplap siding repaired or replaced where windows were removed or altered
  - Stairs relocated
  - New front porch deck with half-wall facing Lincoln Ave. removed
  - New attic insulation
  - New exterior wall insulation
  - New gas furnace relocated to attic with new supply lines
  - New second bath with PEX plumbing lines

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2.2 FLOOR PLAN

2020 Floor Plan:

2016 Floor Plan:

2.3 PROPOSED USE

There is no proposed change of use at this time.

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3.0 STRUCTURE CONDITION ASSESSMENT

3.1 SITE

ASSOCIATED LANDSCAPE FEATURES

Description:

Approximately 1/10 of the lot is covered by the building footprint, located in the southeast quadrant of the lot. The house is set back approximately 15 feet from the south property line and 25 feet from the east property line, with a 7-foot front porch encroachment. Additionally, a 14' x 24' garage is located in the southwest quadrant of the lot, facing south towards Caledonia Street. The framed garage was built in 1995, according to city records. There is a concrete driveway from the garage to Caledonia Street, and a gravel alley borders the site on the west side.

An untreated wood picket fence surrounds the lot on all sides and is set back from Lincoln Avenue to the midpoint of the house. According to city records, this 4-foot tall fence was added in 2017. Most of the site is sod, with two wood raised planter beds in the north-central part of the lot. Two concrete walkways lead from the sidewalk along Caledonia street to the front porch and the east side of the garage. Five mature maple trees line the south side of the property.

Condition Evaluation:

Overall, the landscape features are in good condition.

Recommendations:

No recommendations at this time.

Looking west towards the alley with garage on the left

Planter boxes

Looking towards the garage and the alley from the southwest

Looking towards Caledonia St.

GRADING

Description:

The site is relatively flat and overall slopes from the south to the north. The east portion of the site drains to the Lincoln Avenue curb and gutter and the south side of the site drains to the Caledonia Street curb and gutter.

The grading on the east, south, and west sides of the house is minimal, but positive away from the house. The grading on the north side of the house is greater, more than 1:12, for at least the first 5 feet and provides adequate drainage away from the house.

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Northwest corner of the house - The site grades away from the house and generally from the south to the north

Condition Evaluation:

The overall site grading is in good condition. The drainage away from the house on the east, south, and west sides are in fair condition as they appear to be positive, though minimal. The grading on the north side of the house is in good condition.

Recommendations:

1. Around the entire perimeter of the house, the finished grade should be a minimum of 6” below the top of the concrete foundation and slope away from the foundation wall.
2. The drainage around the house should be maintained to be positive away from the house for at least the first 5 feet.

PARKING

Description:

A detached, 1-car garage is located in the southwest quadrant of the site, facing south to Caledonia Street. The garage is wood framed on a poured concrete slab-on-grade foundation. A concrete driveway leads from Caledonia Street to the garage, with space to park a second car in tandem with the garage.

Condition Evaluation:

The parking is in good condition.

Recommendations:

No recommendations at this time.

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Garage South Elevation

Garage North Elevation

Garage East Elevation

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3.2 STRUCTURAL SYSTEM

FOUNDATION SYSTEMS

Description:

The foundation is exposed on all sides of the exterior of the house, excluding the front porch, and is a poured concrete foundation. A partial basement in the central part of the house allows observation of some of the foundation walls. The partial basement extends fully from north to south but does not provide access to the western edge, the eastern portion under the house, or the foundation, if any, under the front porch. Crawlspace areas under the west and east aspects of the house are not accessible, and observation of these spaces is limited to small holes where ductwork penetrates the east and west basement foundation walls.

The foundation is built of concrete with unknown reinforcement and in the basement the concrete wall is approximately 5'-9" tall with an unknown footing size, if any. The foundation wall, where accessible, was measured to be approximately 8 inches thick. Large cracks in the foundation exist, especially on the east wall. The foundation walls around the crawlspace areas are of an unknown thickness and depth and the amount of soil retained by the basement foundation walls in these areas was not accessible for observation.

The basement floor is an exposed, poured concrete slab of unknown thickness and reinforcement. Evidence of a previous coal furnace location south of the exposed chimney are present in the concrete floor. Part of the slab was removed and re-poured to accommodate a floor drain and ejector pit in the northeast corner of the basement.

The concrete foundation and slab appear to have been added in 1928 and no evidence of what the foundation was prior to that remodel remains. Typical foundations for homes built in the early 1900's in the Louisville area were constructed of either brick or stone or a combination of both. The basement was likely dug out, with the original stairs added, in 1928 to accommodate a coal furnace and to replace a failing foundation. The concrete stairs to the basement from the west side of the house were enclosed in 2016, eliminating access to the west side crawlspace. It is unclear if access to the east side crawlspace ever existed.

It is likely that the front porch was originally constructed of wood joists, possibly bearing directly on grade.

Basement foundation wall with large cracks. Filled-in coal chute on the right and abandoned HVAC

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Filled-in original stairs with large foundation crack on the right

New and old basement slab

Condition Evaluation:

Evaluation of the existing foundation walls was limited, due to no access to the crawlspace areas and no observation of a footing. The large cracks in the concrete wall indicate that the wall was not designed to withstand the forces experienced by the retained soil conditions. The house foundation is in poor condition as the observed cracking shows signs of excessive movement which could result in damage to the foundation system. The foundation has moved and settled over the years, resulting in uneven floors.

The front porch foundation was not accessible for observation but appears to have settled, mostly at the support posts for the roof above and is therefore in poor condition as this can lead to further structural damage to the porch.

Recommendations:

1. Investigate the front porch foundation with a licensed structural engineer. The foundation, if any, may need repair. Care should be taken not to undermine the existing crawlspace foundation.
2. Further investigate the construction of the foundation wall and footing (if any) of the main house. It is likely the foundation was not designed for the soil conditions found at this location that has resulted in excessive movement and distress.

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FLOOR & CEILING SYSTEMS

Description:

The floor framing is built of 2x8 floor joists at 24 inches on center running north to south with a rim board. Floor framing was exposed in the basement and partially visible in the east side crawlspace. Most of the visible floor joists on the north side of the basement are notched or cut into to allow for plumbing lines. The floor joists appear to be supported by the exterior foundation wall and one main beam line and partial foundation wall in the center of the basement, running east to west. The central east-west beam is built of (2) 2x8 supported by an older 4x4 wood post bearing directly on the concrete slab. It was not determined if a footing is present below the slab at the post bearing point. Most of the main level floor framing, the sill plate and rim joist, the beam, and the wood post all appear to be original to the 1928 remodel. A few joists were supported, and blocking was added in several areas in 2016.

A (2) 1 ¾" x 9 ½" LVL was added in 2016 to allow for the new stairway access to the basement. The LVL beam is supported by the foundation wall and an adjustable pipe column that extends into a footing that was added in 2016.

The crawlspace under the east portion of the house is not accessible. Limited observation was possible through a hole in the foundation wall accommodating abandoned HVAC supply lines. It appears that the center line beam running east to west continues below the main load bearing wall and is supported at regular spacing by unknown foundation elements.

Sheathing is constructed of 1x12 diagonal members on regular spacing with a 1x3 tongue-and-groove subfloor, that acts as the finished floor, on top.

A single sill plate rests on top of the foundation wall. No anchor bolts between the sill plate and the foundation were observed.

The front porch framing and the floor framing in the west portion of the enclosed crawlspace were not accessible for observation.

Original floor framing, new blocking, original floor sheathing, & original sill plate

Original 4x4 post

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Condition Evaluation:

The main level 2x8 floor joists in the south portion of the basement are in good condition. The span and size of the joists are comparable to most buildings of this type and age in the Louisville area. The joist size and spacing do not currently meet minimum IRC code requirements.

The main level 2x8 floor joists in the north portion of the basement are in fair condition. The joists are notched and cut for plumbing installation, but these would meet current minimum IRC code requirements. The floor was noticeably bouncy in most areas of the home.

The front porch framing is in fair condition. Several areas are sagging and soft underfoot.

Recommendations:

1. Repair any notched or cut floor joists. Coordinate repairs with a licensed structural engineer.
2. Add blocking and intermittent supports in coordination with a licensed structural engineer to the floor structure to reduce floor deflection and create better overall floor performance.
3. Evaluate the condition of the front porch joists that were not accessible during the site visit.
4. Further evaluate the center line beam to determine the size and spacing of support in the crawlspace.

ROOF FRAMING SYSTEMS

Description:

The roof framing above the main portion of the house is built of 2x4 rafters at 24 inches on center and 2x4 ceiling joists at 16 inches on center. The ceiling joists are spliced on the center interior wall of the main living space. There are no joining ridge members or collar ties to support the rafters. 1x diagonal struts are installed at approximately 48 inches on center to provide support for the rafters and transfer the roof load to the center wall of the house. All the roof framing appears to be original, or at least as old as the 1928 remodel.

The original roof sheathing is visible and consists of 1x6 decking with large spaces between each member. Another layer of OSB sheathing was installed above the 1x sheathing at an unknown time.

The gable ends are framed with 2x4 studs, which appear to be balloon framed from the main level exterior wall below. The original shiplap siding is attached directly to the framing members as seen on the gable ends in the attic.

The covered front porch roof construction was not accessible for observation as there is no access. The covered front porch roof is slightly lower than the main house roof and is likely built of similar construction to the framing observed in the main house attic. There are no interior walls to help support the covered porch roof framing. The covered front porch roof framing is likely original.

Approximately 17 inches of blown-in wool insulation (R-49) was added to the attic in 2016.

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Roof vent & insulation

Roof framing & framing supports, original & new roof sheathing

Condition Evaluation:

Where observed, the roof is in fair condition and built in a manner that is common of late 1920's houses in the Louisville area. There is no evidence of damaged or poor performing rafter or ceiling joists. The finish materials are relatively new, circa 2016, and did not show signs of distress.

Recommendations:

1. Add 2x4 collar ties at 48 inches on center.
2. Add additional 2x4 diagonal struts to properly support the roof rafters with a continuous beam if the struts are spaced more than 24 inches on center. The current struts are not oriented in a way that allows the vertical forces of the roof to be fully transferred to the interior wall below.
3. Add additional ceiling members or intermediate ceiling beams to reduce ceiling joist spans.
4. Do not add additional roofing materials, such as an additional layer of shingles or solar panels without the additional structural support mentioned above.
5. Investigate the condition of the front porch framing to determine if additional support is needed.

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3.3 ENVELOPE – EXTERIOR WALLS

EXTERIOR WALL CONSTRUCTION

Description:

The main level wall framing was not exposed for review. The wall framing is likely a 2x4 stud wall with studs on regular spacing (site measurements support this assumed wall thickness). The original shiplap siding on the main level appears to be attached directly to the wall framing, as seen in the attic. No visible sheathing is present.

The main level wall framing is likely original, or at least dates to the 1928 remodel. A small deconstructive hole in the Bedroom 1 closet revealed that the wall cavity is filled with approximately 1 ½" of closed-cell spray-foam insulation applied directly to the interior side of the shiplap siding, with the remainder of the cavity filled with fiberglass insulation (commonly referred to as a 'flash-and-fill' insulation system). This wall insulation was likely added in 2016.

Condition Evaluation:

Since the wall structure was not exposed for observation, we are unable to evaluate the condition or determine if there is any structural damage. The wall heights are approximately 8 feet tall which is acceptable for 2x4 construction, mainly due to the high wind loads of the Louisville area. No signs of interior finish material damage were observed.

Recommendations:

No recommendations at this time.

Exterior wall insulation

Gable end wall framing with shiplap siding attached

EXTERIOR FINISHES

Description:

The entire house and covered porch gable are clad in painted wood shiplap siding. Based on observations in the attic, the shiplap siding is likely original. Additionally, the wood shiplap siding is visible in the 1948 Boulder County Assessors card image. There are several locations, especially on the south and north facades, where replacement shiplap siding is visible. The replacement shiplap siding has a smooth finish as compared to the wood-grained texture of the original shiplap siding. The replacement shiplap siding is in locations where windows were removed during a 2016 remodel and in areas that are more susceptible to decay from greater sun and moisture exposure, nearer to the foundation of the house and on the south façade.

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The 1948 Boulder County Assessor card states that in 1956 new siding was added. In photos taken at some point between 1948 and 2016, asbestos panel siding is seen cladding the entire house except for the front porch gable. The asbestos panel siding was applied directly on top of the shiplap siding. Asbestos siding was common in the 1950's and the same siding has been found on several other houses in the Louisville area. It is likely that the asbestos siding seen in the images prior to the 2016 remodel is the siding that was applied in 1956 as stated on the Boulder County Assessor card. The asbestos siding was removed in 2016 and the original shiplap siding beneath was preserved from having been covered from the elements by the asbestos siding. Any deterioration in the original shiplap siding was repaired or replaced in 2016.

Condition Evaluation:

The wood shiplap siding is in good condition. It is likely that the asbestos siding helped to preserve the original wood shiplap siding. Any other areas that were in poor condition were repaired or replaced in 2016.

Recommendations:

No recommendations at this time.

New (smooth) and original (textured) shiplap siding

EXTERIOR MASONRY

Description:

The base of the front porch and the base of the front porch columns are clad in large river rocks embedded in concrete. This finish was added at some time between 1948 and 2016.

Condition Evaluation:

The river rock cladding is in good condition.

Recommendations:

Remove the river rock from all locations on the front porch and porch column bases. Restore the front porch as specified in the next section.

River rock porch and column base

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EXTERIOR APPENDAGES

Description:

There is a 21 feet wide by 7 feet deep covered front porch on the east house façade. The front porch appears on the 1948 Boulder County Assessor card and is likely original. The roof structure, shiplap siding in the roof gable end, and the structural beams and columns are all original. There are two columns in the northeast and southeast corners of the porch and two attached columns in the northwest and southwest corners. The beams and columns are wrapped in painted 1x boards and the base of the east columns are wrapped in river stone and concrete as specified above. The porch deck is constructed of composite decking planks running in the north-south direction. The porch framing was not exposed for inspection but is likely dimensional lumber running in the east-west direction on even spacing.

The porch columns are wrapped in tapered, painted 1x lumber with flared bases and capitals. This wood finish was replaced in 2016. At the base of the columns are 1-foot remains of a half-wall that previously wrapped the entire porch. This half-wall appears in the 1948 photo with an opening on the south side. The wall in the 1948 photo is sided in shake-shingles that flare at the base of the wall and is still present in a photo taken in 2001. This type of detailing was common for covered front porches and can be found on several houses in the Louisville area. The half-wall with the river rock bases appears in the photos taken prior to 2016 and therefore was modified sometime between 2001 and 2016. In 2016, the east side of the half-wall was removed, opening up the front porch to Lincoln Avenue. The half-wall remains are clad in bead-board with a painted 1x8 wood top cap. The composite porch deck was replaced in 2016.

City records indicate that a concrete stoop with steps to grade has existed at the rear entry prior to 1977. The stoop was rebuilt in 1977 and again in 2016.

Condition Evaluation:

The front porch is in good condition. The concrete stoop and steps to grade are in good condition.

Recommendations:

1. Remove the river rock facing and bead-board siding on the front porch columns.
2. Rebuild the entire half-wall, leaving the opening on the south side.
3. Face the new half-wall with shake-shingle siding that flares at the base as seen in the 1948 photo. Several examples of covered porch half-walls with flared shake-shingle siding can be found in the Louisville area.

Covered front porch

Rear concrete stoop

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3.4 ENVELOPE – ROOFING & WATERPROOFING

ROOFING SYSTEMS

Description:

The entire house and covered porch roof have an asphalt composite shingle roof that was added in 2018, according to city records. An asphalt composite shingle roof is visible in the photos taken prior to 2016 that was added in 2004, according to city records. The new roof added in 2018 was likely added due to hail damage, as was common in the Louisville area at this time. The shingle roof in the 1948 photo is likely wood shake-shingles that are likely original.

Mid-roof and upper-roof ventilation were added to the main roof in 2018 and appears to be adequate for the roof area.

Condition Evaluation:

The asphalt shingle roof and roof venting are in good condition.

Recommendations:

No recommendations at this time.

Asphalt composite shingle roof & roof vents

SHEET METAL FLASHING

Description:

Metal flashing is found around the brick chimney penetration through the roof. The date that the metal flashing was applied is unknown. Painted metal flashing is also found where the porch roof meets the gable end wall of the main house. This flashing appears to have been added when the asbestos siding was removed in 2016.

Condition Evaluation:

The metal flashing is in good condition.

Recommendations:

No recommendations at this time.

Roof & chimney flashing

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PERIMETER FOUNDATION DRAINAGE

Description:

A perimeter foundation drain was not observed during the inspection. Due to the construction time period and construction methods used, it is unlikely that a perimeter foundation drain exists.

DRAINAGE SYSTEM, GUTTERS & DOWNSPOUTS

Description:

Painted grey, k-style gutters are found on both the north and south sides of the house and covered patio. 2x3 downspouts are located at all four corners of the house with the house roof emptying into the front porch gutters and then through a downspout in the corner of the house. All four downspouts have adequate gutter extensions directing water several feet away from the house foundation. Gutters were originally added in 1977.

Condition Evaluation:

The gutters and downspouts are in good condition.

Recommendations:

No recommendations at this time.

Gutter extension

Gutters & downspouts

SKYLIGHTS / CUPOLAS

Description:

There are no skylights or cupolas.

3.5 WINDOWS & DOORS

DOORS

Description:

The front door is a stained wood door with a 3-panel quarter-lite. This door appears to be in the original location as seen in the 1948 photo and is present in the photo taken prior to 2016. The door is likely not original, but the door style is similar to other historic doors found in the Louisville area.

The rear door is a stained wood door with a quarter lite. This door is likely in an original location and appears in the photos taken prior to 2016. The door is likely not original, but the door style is similar to other historic doors found in the Louisville area.

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Front door

Back door

Condition Evaluation:

Both the front and rear doors are in fair condition. There are no issues with opening or closing or sealing but both doors have not been re-stained in several years and the wood in several areas is chipping.

Recommendations:

1. Refinish and stain the wood front and back doors. Replace the glass in both doors.
2. Alternatively, replace both doors with new doors that match the existing door style.

WINDOWS

Description:

The existing windows are all single-hung vinyl windows with simulated divided lites in the top pane. According to city records, all the windows present in 2020 were replacement windows added in 2016. Aluminum windows were added in 1977 to all the original window locations. The windows added in 1977 are visible in photos taken between 2001 and 2016 and are similar in style, with divided lites in the top pane, to the vinyl windows added in 2016.

Several windows are visible in the 1948 photo on the east and south facades; however, the style and operation of the original windows are not determinable. Typical windows of this time period, in the Louisville area, were wood, double-hung windows, often with divided top lites, and typically tall and narrow. The windows seen in the 1948 photo are wider than is typically seen of earlier homes in Louisville and were likely added in 1928.

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Typical window

1Typical paired windows

There are two 3’-6” wide by 5’-0” tall windows on the east façade, on either side of the front door, symmetrically located on the roof ridge.

The north façade has one window in the bathroom and two taller windows in either bedroom. The north side of the house does not appear in the 1948 photo. The floor plan of the house created prior to the 2016 remodel shows the windows in their original locations and one window on this wall was removed. Evidence of the removed window location is likely still present in the framing, but this was not exposed to observation during the site visit.

The west façade has a single window in bedroom 1 and paired windows in the nook. A fourth window in the study was removed in 2016. The existing windows are in original locations and likely of similar sizes to the original window openings. Evidence of the removed window location is likely still present in the framing, but this was not exposed to observation during the site visit.

The south façade has paired windows in the living room and a single window above the sink in the kitchen. The paired windows in the living room are in an original location, appearing in all photos taken between 1948 and 2020. Above the sink is a single window. This area had three windows prior to the 2016 remodel that are visible in all photos taken prior to 2016. To the west of these windows was another window that was removed in 2016. This window was original, and evidence of the window location is likely still present in the framing, but this was not exposed to observation during the site visit.

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Condition Evaluation:

The existing windows are in good condition as they are all operable, sealed, and show no visible signs of condensation. All the windows were added in 2016 and meet energy code requirements of that time.

Recommendations:

Determine original window locations and sizes of the windows that were removed in 2016. This can be done by removing finish materials on the interior or exterior of the house where the original window rough opening is likely still present. Add windows that match the style of windows found on the remainder of the house in these locations. Window style can be determined by consulting city permit records for the 2016 remodel.

3.6 EXTERIOR DETAILS

SOFFIT & FASCIA

Description:

The front porch soffit is constructed of bead-board and was repaired in 2016. There are no soffits in the roof rakes or eaves as the roof sheathing and rafters are exposed and painted.

Painted 1x4 fascia is found on the gable eaves and is used as a gutter attachment. Painted 1x6 barge rafters are found on the house and porch roof gable ends.

The construction style of the soffits, fascia, exposed rafters and barge rafters are typical of similar homes built in the Louisville area in the late 1920's. All these elements are likely original.

Condition Evaluation:

The soffit, fascia, exposed rafters, barge rafters, and exposed roof sheathing are in good condition.

Recommendations:

No recommendations at this time.

Rafter tails, roof sheathing, fascia, & barge rafter

Bead-board front porch soffit

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TRIM

Description:

Painted 1x4 corner trim and frieze board are found throughout the main house and front porch. All the trim was replaced in 2016 but was likely found on the original house and covered by the asbestos siding.

Typical 5-piece, painted 1x wood window trim is found on all windows. The window trim was replaced in 2016, but similar trim is present in photos taken between 2001 and 2016. The original window trim is indeterminable in the 1948 photo. However, the window trim present in 2020 is similar to window trim used in the Louisville area on houses built in the late 1920's.

Typical window trim

Condition Evaluation:

Corner trim, frieze boards, and window trim are all in good condition and were replaced in 2016.

Recommendations:

No recommendations at this time.

Corner trim & frieze board

ORNAMENTATION

Description:

In the east and west gable ends of the house and the covered front porch are painted wood brackets built of 4x4 lumber with angle supports and chamfered ends. The brackets are located at the roof ridge and on the eaves of the covered front porch. At the eaves of the main house roof are notches in the barge rafters that reveal where brackets used to be; these missing brackets appear in the 1948 photo. The missing brackets were likely removed when the asbestos siding was applied. The brackets are both aesthetic as well as serving the purpose of supporting the barge rafters.

Condition Evaluation:

The gable end brackets are in good condition.

Recommendations:

Replace the missing brackets at the eaves of the main house with brackets that match the existing brackets on the front porch gable. Location of the brackets should be determined based on the 1948 photo and the notches made in the barge rafters.

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Covered porch bracket

Gable ridge bracket

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3.7 MECHANICAL SYSTEMS

HEATING & AIR-CONDITIONING

Description:

Heating is provided to the entire house through a gas-fired, forced-air furnace, located in the attic. The furnace is atmospherically vented through the roof. Supply lines run through the attic to registers in the ceiling of the house. The supply lines are class-1 flexible, insulated to R-80, and hung from the roof rafters.

Air conditioning is provided through the furnace system. The air condensing unit is located on the north side of the house, in the northwest corner and the condensate line runs inside the exterior wall cavity, up to the attic.

A brick chimney runs from the basement through the center of the roof and is exposed on all levels of the house. The chimney is angled in the attic and penetrates the roof at the ridge. The chimney appears in all available photos dating back to 1948 and was likely added in 1928 to accommodate a coal furnace in the basement. The coal chute on the south side of the house was removed, sealed with concrete, and backfilled in 1977.

A gas-fired, forced-air furnace was previously located in the basement and vented through the chimney. This furnace was removed when a new furnace and ductwork was added in the attic. The date that the furnace was moved to the attic is unknown, but likely occurred in 2016.

Condition Evaluation:

The furnace and air conditioning appear to be in good condition but were not tested during the site visit. The supply lines are in fair condition. Where the flexible ductwork is supported, several areas pinch and compress the duct insulation, reducing the overall insulating effectiveness.

Recommendations:

Properly support to code all flexible ductwork in the attic so that the insulation and the air supply are not reduced.

Furnace & ductwork in the attic


Chimney in the attic

VENTILATION

Description:

Ventilation is handled through operable windows and appears to be in good condition. No recommendations at this time.

WATER SERVICE, PLUMBING, & SEWER UTILITIES

Description:

According to city records, the sewer line was replaced between the house and the city sidewalk in 2017. A standard 40-gallon, gas-fired water heater is located in the basement and is power vented through the north side of the house. The water delivery system is primarily copper piping, with new PEX lines servicing the restroom added in 2016. An ejector pit is located in the basement, along the north wall with ABS and PVC waste lines.

Condition Evaluation:

The water heater, water distribution system, ejector pit, and sewer lines are in good condition.

Recommendations:

No recommendations at this time.

Ejector pit & sewer

Water heater & plumbing lines

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FIRE SUPPRESSION – SPRINKLERS

Description:

No fire suppression was observed.

3.8 ELECTRICAL SYSTEMS

ELECTRICAL DISTRIBUTION SYSTEM

Description:

Electrical service to the house is brought in overhead from the west alley, in the northwest corner of the lot, and enters on the west side of the house, in the northwest corner, where the electrical meter and main panel are located. Overhead service runs from the house to a sub-panel in the garage and there is a house sub-panel in the basement, on the west wall. The main panel and garage sub-panel were not accessible for inspection. The sub-panel in the basement is a 200-amp panel.

Electrical distribution throughout the house is Romex and was added in 1977, according to city records. The original electrical distribution was knob and tube and there are remnants of abandoned knob and tube wiring in the attic.

Condition Evaluation:

The electrical service and wiring are in good condition.

Recommendations:

No recommendations at this time.

Overhead elec., panel, & meter

House sub-panel in basement

Abandoned knob & tube elec. in attic

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LIGHTING

Description:

Two ceiling-can lights are found in the soffit of the front porch. These were likely added in 2016. Over the rear door is a single sconce light. Exterior lighting does not appear on any photos taken prior to 2020.

Can lights in front porch soffit

Sconce light over rear door

Condition Evaluation:

The exterior light fixtures are in good condition.

Recommendations:

1. Consider replacing the exterior light fixtures with full cutoff, high-efficiency units.

FIRE DETECTION SYSTEM

Description:
There is no fire detection system, or any signs of a fire detection system having existed in the past.

SECURITY SYSTEMS

Description:
There is no security system or any signs of a security system having existing in the past.

4.0 ANALYSIS AND COMPLIANCE

4.1 HAZARDOUS MATERIALS

Due to the age of the building, the finish coatings may contain lead-based paint and asbestos may be present in the plaster topcoat. A professional evaluation should be conducted to determine the presence of any hazardous materials.

4.2 MATERIALS ANALYSIS

Does not apply.

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4.3 ZONING CODE COMPLIANCE

Lot Dimensions:	75' x 130'-8"
Lot Size:	9,800 sf (Improvement Survey Plat)
Zoning:	RL (one residential unit per 7,000sf)
	Property is subject to the Old Town Overlay Zoning District Regs

Areas of levels in square feet (sf):

First (above ground) finished area:	782 sf
Unfinished Basement	303 sf
Detached garage:	314 sf
Enclosed porch area:	115 sf

Allowable Building Height (from existing grade):

Primary Structure:	27'
Accessory Structure:	20'

Lot Coverage:

Existing:	1,299 sf	13.2%	First floor + porch area + garage
Allowable:	2,940 sf	30%	1,641 sf remain
Preservation:	3,430 sf	35%	2,131 sf remain
Landmark:	3,920 sf	40%	2,621 sf remain

Floor Area Ratio:

Existing:	1,096 sf	11.1%	First floor + garage
Allowable:	3,430 sf	35%	2,334 sf remain
Preservation:	3,920 sf	40%	2,824 sf remain
Landmark:	4,410 sf	45%	3,314 sf remain

Setbacks:

Front:	20'	(could be different depending on the front of neighboring house locations)
Front Porch:	6'	(6' encroachment into front yard & street side yard setback)
Rear:	25'	
Side (side street)	15'	(10' with Preservation or Landmark Designation)
Side (interior lot line):	7'	(5' with Preservation or Landmark Designation)
Accessory Rear:	3'	
Accessory Side:	3'	

Note: Building area square footages are taken from:

- ISP dated January 2016
- As-built measurements as measured from the interior face of wall, by DAJ Design.

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5.0 PRESERVATION PLAN

5.1 PRIORITIZED WORK

CRITICAL DEFICIENCY

- Repair any notched or cut floor joists. Coordinate repairs with a licensed structural engineer.
- Add blocking and intermittent supports in coordination with a licensed structural engineer to the floor structure to reduce floor deflection and create better overall floor performance.
- Evaluate the condition of the front porch joists that were not accessible during the site visit.
- Further evaluate the center line beam to determine the size and spacing of support in the crawlspace.
- Investigate the front porch foundation with a licensed structural engineer. The foundation, if any, may need repair. Care should be taken not to undermine the existing crawlspace foundation.
- Further investigate the construction of the foundation wall and footing (if any) of the main house. It is likely the foundation was not designed for the soil conditions found at this location that has resulted in excessive movement and distress.
- Remove the river rock facing and bead-board siding on the front porch columns.
- Rebuild the entire half-wall, leaving the opening on the south side.
- Face the new half-wall with shake-shingle siding that flares at the base as seen in the 1948 photo. Several examples of covered porch half-walls with flared shake-shingle siding can be found in the Louisville area.
- Replace the missing brackets at the eaves of the main house with brackets that match the existing brackets on the front porch gable. Location of the brackets should be determined based on the 1948 photo and the notches made in the barge rafters.

SERIOUS DEFICIENCY

- Determine original window locations and sizes of the windows that were removed in 2016. This can be done by removing finish materials on the interior or exterior of the house where the original window rough opening is likely still present. Add windows that match the style of windows found on the remainder of the house in these locations. Window style can be determined by consulting city permit records for the 2016 remodel.
- Properly support to code all flexible ductwork in the attic so that the insulation and the air supply are not reduced.

MINOR DEFICIENCY

- Refinish and stain the wood front and back doors. Replace the glass in both doors.
- Consider replacing the exterior light fixtures with full cutoff, high-efficiency units.

5.2 PHASING PLAN

A phasing plan is not available at this time.

5.3 ESTIMATE OF PROBABLE COST OF CONSTRUCTION

A probable cost of construction is not available at this time.

6.0 PHOTOGRAPHS AND ILLUSTRATIONS

Looking west from the corner of Lincoln & Caledonia - 2020

Looking west from the corner of Lincoln & Caledonia - 1948 Boulder County Assessor Card Image

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Looking west from the corner of Lincoln & Caledonia - Circa 2016

Looking west from the corner of Lincoln & Caledonia - Circa 2016

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East Elevation – 2020

East Elevation - Circa 2016

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Northeast corner - 2020

Northeast corner - Circa 2016

Northeast corner - 2001

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South Elevation - 2020

North Elevation - 2020

Northwest corner - 2020

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West Elevation - 2020

Southwest corner – 2020

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2
A1.1
MAIN LEVEL FLOOR PLAN - HISTORIC
SCALE: N.T.S.

NORTH

1
A1.1
MAIN LEVEL FLOOR PLAN
SCALE: N.T.S.

NORTH

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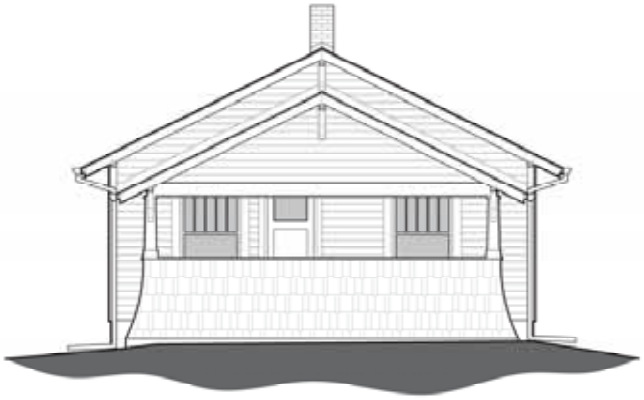
1
A2.1
BUILDING EAST ELEVATION - EXISTING
SCALE: N.T.S.



2
A2.1
SUGGESTED HISTORIC LANDMARK EAST ELEVATION
SCALE: N.T.S.

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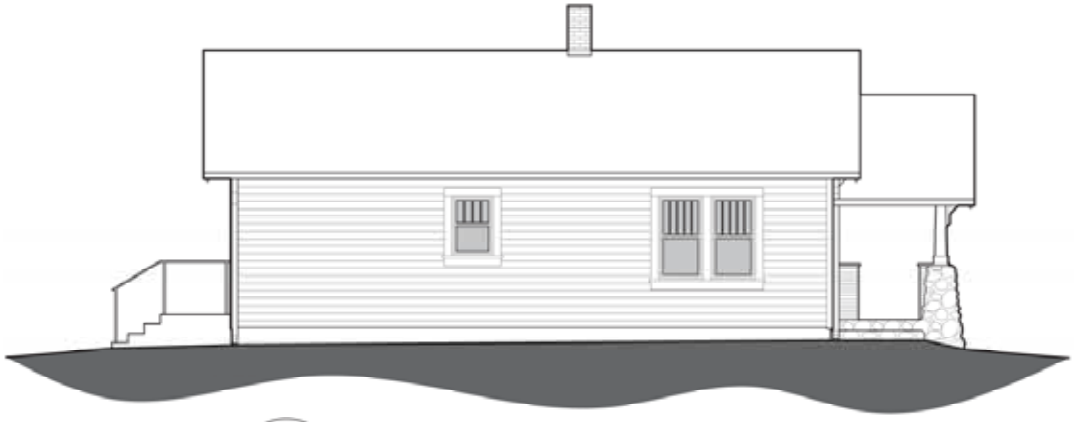
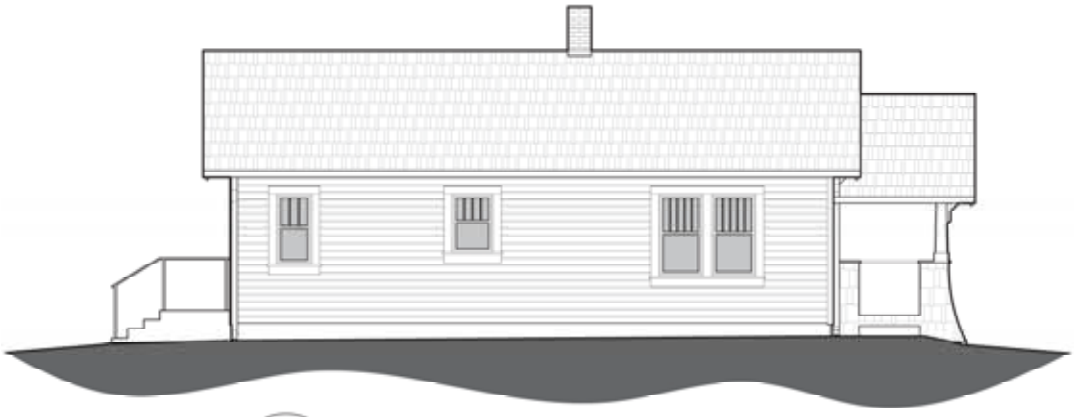


1
A2.2

BUILDING SOUTH ELEVATION - EXISTING
SCALE: N.T.S.



2
A2.2

SUGGESTED HISTORIC LANDMARK SOUTH ELEVATION
SCALE: N.T.S.

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1
A2.3

BUILDING WEST ELEVATION - EXISTING

SCALE: N.T.S.

2
A2.3

SUGGESTED HISTORIC LANDMARK WEST ELEVATION

SCALE: N.T.S.

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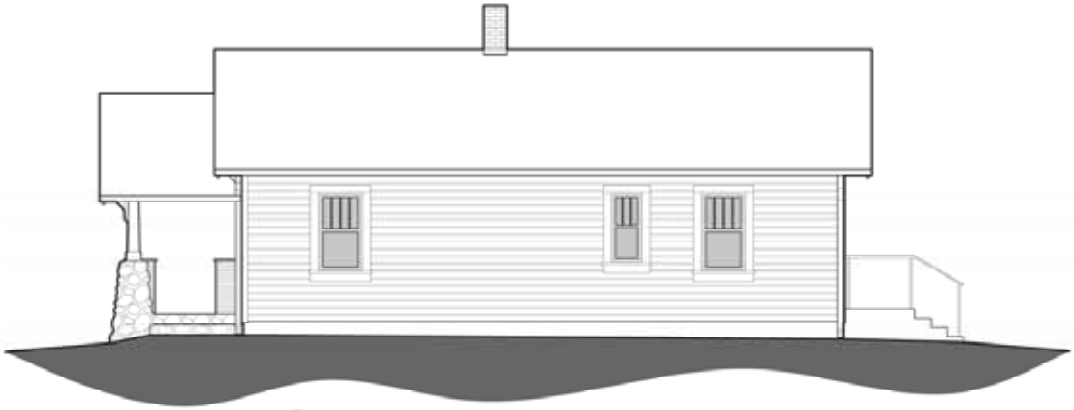
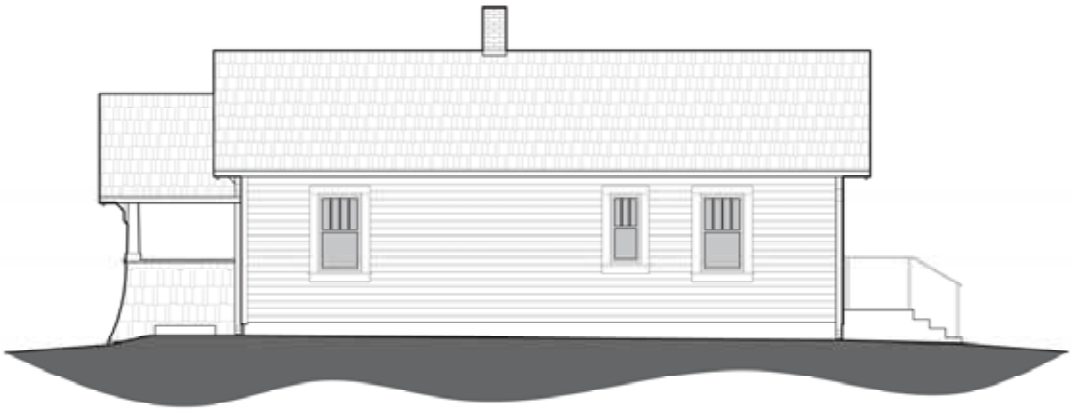


1
A2.4

BUILDING NORTH ELEVATION - EXISTING
SCALE: N.T.S.



2
A2.4

SUGGESTED HISTORIC LANDMARK NORTH ELEVATION
SCALE: N.T.S.

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Structural Engineering Consultants
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August 28, 2020

Attn: Andy Johnson
DAJ Design
Louisville, CO

Dear Andy,

Below is a summary of our structural observation at the existing building located at 1201 Lincoln Avenue. The summary also includes our structural assessment of the existing structure. Please feel free to contact us with any questions.

I. Building Description:

The building was originally constructed in approximately 1908 based on the county records, however, it appears the home was significantly remodeled in the late 1920's. A new foundation with a partial basement appeared to be added at that time. The building is currently being used as a single-family residence.

The building is a one-story structure with an attic above the entire main floor. There were no dormers in the attic/roof construction. Below the middle half of the building is a basement which is accessible from a stairway located within the home. The front portion and rear portion of the building is built above a crawl space. As stated previously, it appears a newer foundation was likely built around the 1920's and the home was placed on the newer foundation.

The building is a wood-framed structure supported by a poured concrete foundation. Roofing consists of asphalt shingles at all areas, including the front porch. Interior floor finishes are primarily wood flooring with tile in the bathrooms and drywall interior wall finish. The basement floor is concrete.

Also, on the property are the following additional structures:

1. A detached wood framed garage supported by a shallow foundation on the west side of the building.

II. Roof Framing:

A. Description:

The roof framing above the main portion of the house consisted of the following:

1. Rafters are 2x4s at 24" o.c. and 2x4 ceiling joists at 16" o.c. The ceiling joists were spliced on the center interior wall of the main space.
2. There was no joining ridge member or collar ties to support the rafters.

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3. 1x diagonal struts were installed at approximately 48" o.c. to provide support for the rafters and transfer roof load to the center wall of the house.
4. Original roof sheathing consisted of 1x6 decking with large spaces between each member. Another layer of OSB sheathing was installed above the 1x sheathing.
5. The gable ends were framed with 2x4 studs, which appeared to be balloon-framed from the main level exterior wall below.
6. We were unable to verify the front porch construction. There was no access and it is at a slightly lower elevation than the main house. It is likely that it is similar construction to the framing we observed at the main house, however there are no interior walls to help support the framing.

B. Condition/Evaluation:

The roof was in fair condition and very typical framing for a building of this age. There was no evidence of damaged or poor performing rafter or ceiling joists. The finish materials were relatively new and did not show signs of distress. It is likely the roof/ceiling performance is similar to other buildings we have observed of this type and age.

C. Recommendations:

The owner and architect are to note that the assumed roof and ceiling structure is not to current code standards, however it has performed adequately and if it is not revised will likely perform in a similar manner to how it has for almost 100 years. Since Louisville did not likely have a building code at this time, we are unable to determine if it was built to a code or engineered at the time of construction. We can safely say that it was built to a similar standard of the other buildings we have observed from this time period.

We would recommend some of the following framing items from the prescriptive section of the IRC code:

1. 2x4 collar ties @ 48" o.c.
2. Additional 2x diagonal struts to properly support rafters with a continuous beam if the struts are spaced more than 24" o.c. The current struts are not oriented in a way that allows the vertical forces of the roof to be fully transferred to the interior wall below.
3. Additional ceiling members or intermediate ceiling beams to reduce ceiling joist spans.
4. We would not recommend adding additional roofing materials, such as an additional layer of shingles, (the code allows up to two layers), or solar panels without the additional structural support mentioned above. The owner/architect should also keep in mind that any energy upgrades, such as increased insulation to the attic, could result in prolonged snow retention on the roof and could ultimately affect roof performance without first completing structure reinforcement.
5. The front porch framing should be investigated to determine if it needs additional support.

All new repairs should be specified by a licensed Structural Engineer. We recommend that repair details be provided and submitted to the City of Louisville for review and be observed by the Engineer and City Inspectors during construction.

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III. Main Level Exterior Wall Framing:

A. Description:

The wall framing was not exposed at the main level for our review. It is likely a 2x4 stud wall with studs at regular spacing. The siding appeared to be attached directly to the 2x4 stud wall with no visible sheathing present.

The front porch roof framing is supported by wood posts. These posts are boxed out and we were unable to determine the structure inside.

B. Condition/Evaluation:

Since we were unable to observe any exposed structure in the walls, we are unable to evaluate the walls or determine if there is any structural damage. The wall heights were likely 8'-0" tall, which is reasonable for 2x4 construction, mainly due to our high wind loads. We saw no signs of interior finish material damage.

C. Recommendation:

At this time, we do not have any recommendations for repairs to the exterior walls at the main level. The owner is to note that they will need to be evaluated if any remodels or additional load is to be added. It is likely that additional studs may need to be added for the increased loads above in combination with the wind load on the building.

IV. Floor Framing:

A. Description:

The existing floor framing consists of 2x8 joists at 24" o.c. with a rim board. A majority of the visible floor joist on the north side of the basement were notched or cut to allow for plumbing. The joists appear to be supported by an exterior foundation wall and one main beam line/foundation wall in the center of the building in the basement. This beam consists of a (2) 2x8 supported by a post extending to the basement slab below. The post in the basement appeared to bear directly on the slab, it was not determined if a footing was present below the slab.

A (2) 1 ¾ x 9 ½ LVL was added at a later date to allow for the stairway to be moved to its current location. The LVL beam was supported by the foundation wall and an adjustable pipe column that extended into a footing, also added at a later date.

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We were unable to verify the construction of the floor at the front porch. and the floor behind the basement wall on the west portion of the home.

The crawl space was not accessible during the site visit. From a small viewing hole into the crawl space, it appeared the center line beam continued below the main load bearing wall and was supported at regular spacing by unknown foundation elements.

Sheathing and flooring consist of 1x12 diagonal floor sheathing with 1x3 T & G placed above it. The 1x3 sheathing was finished to act as the final finished floor material. No anchor bolts between the sill plate and the foundation were observed.

B. Condition/Evaluation:

The main level 2x8 joists on the south portion of the basement were in good condition and the span and size of the joists are comparable to most buildings that we see of this type and age. The joists size and spacing, 2x8 @ 24"o.c. spanning approximately 11'-4", do not currently meet minimum IRC code requirements.

The main level 2x8 joists on the north portion of the basement were notched and cut for plumbing installation. The joist size and spacing, 2x8 @ 24"o.c. spanning approximately 7'-6", do meet current minimum IRC code requirements but the notched joists should be repaired. The floor was noticeably bouncy in most areas of the home.

The front porch framing was in fair condition. There were several areas that were sagging and soft when we walked on the surface.

C. Recommendations:

It is our recommendation that the following floor repairs be completed:

1. The floor joists were likely within minimum code standards at the time of installation. It is likely the floor will continue to perform in a similar manner as it has for the last 100 years. Repairs should be coordinated with a licensed Structural Engineer.
2. The notched joist on the north portion of the floor system should be sistered between supports or replaced with 2x8 joists @ 24" o.c. Where plumbing does not allow for a full 2x8 joist to be placed, 2x6 joists @ 16" o.c. with blocking at midspan between joists may be used. A header system could also be implemented around the plumbing equipment, the headers should be designed by a licensed Structural Engineer.
3. For the south portion of the floor system in the basement, to meet current code, place a new 2x8 joist every other joist spacing to achieve an average 16" o.c. spacing.
4. If the floor system is not supplemented with new floor joist, as mentioned above, the floor will likely continue to feel soft or bouncy in the main living areas. Blocking and intermittent supports can be added to reduce the deflection in the floor system. Contact a licensed Structural Engineer for any additional floor recommendations to help stiffen the floor and for better overall performance.

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5. The front porch joists were not accessible during the site visit and would likely require repair for the porch to continue to perform in a similar manner.
6. The center line beam in the crawl space was not accessible during the site visit. Further investigation would be required to determine the size and spacing of the beam and future repairs if necessary.

All new repairs should be specified by a licensed Structural Engineer. We recommend that repair details be provided and submitted to the City of Louisville for review and be observed by the Engineer and City Inspectors during construction.

V. Foundation:

A. Description:

The foundation consists of concrete with unknown reinforcement. The foundation was approximately 5'-9" tall with an unknown footing size. The full height foundation wall was poured around the middle portion of the home, a full height wall divided the basement from the crawl space on the front and rear portion of the home. The crawl spaces were not accessible during the site visit.

The building site was sloped generally to the northwest. The north, east, and west sides of the home had a slope to the north, and the south side of the home had a general slope to the west.

B. Condition/Evaluation:

Our evaluation of the existing foundation walls was limited. The visible foundation wall in the basement had larger than normal cracks in the concrete. The cracks indicate the wall was not designed to withstand the forces experienced by the retained soil conditions. We do not know what type of footing is below the foundation walls if any and how they are restrained.

We could not observe the foundation below the front porch. The front porch foundation appears to have settled, mostly at the support posts for the roof above.

We would call the condition of the foundation of the main house to be moderate to poor. The cracking observed in the basement walls shows signs of excessive movement which could result in damage to the foundation system. It has moved and settled over the years which has likely resulted in uneven floors, etc.

The site drainage and slope away from the building appeared to be adequate. There are some minor signs of water infiltration at the foundation walls, but less than most buildings of the type and age.

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C. Recommendations:

We would recommend investigating the front porch foundations with a licensed Structural Engineer. These foundations may need repair. Care should be taken not to undermine the existing crawl space foundation.

We would recommend further investigation into the construction of the foundation wall/footing of the main home. It is likely the foundation was not designed for the soil conditions found at this location and resulted in excessive movement and distress. The foundation wall is expected to perform in a similar manner for the near future as long as proper drainage is maintained.

We have no other foundation recommendations at this time. The owner is to note that the current foundation is not suitable for a second story and significant structural modifications to the foundation would be required to support additional loading from a remodel or addition.

VI. Structural Conclusions:

A. In our professional opinion, the building's structure is adequate for its continued safe use. The construction does not meet all modern code standards; however, it has performed adequately up to this point. We recommend that a licensed Structural Engineer be retained to further evaluate the structure, provide the repairs recommended in each of the sections of this report and assist in any modifications to the structure proposed by the owner and an architect.

It is also important to note that a significant portion of the building's structure was not exposed for our review. There may be damaged structure that we were not able to observe due to finish materials. Also, additional cosmetic imperfections could arise, which is normal for an old structure.

B. An extreme event occurring at the site, such as a tornado, a serious (rare) earthquake or other unforeseen event could significantly damage the structure. But this is also true for most old structures in Louisville (and probably for some modern structures), and is only mentioned for completeness of this report.

C. Roof gutters shall be maintained in a clean and functional state. Downspouts should have extenders to direct roof drainage away from the foundation. This will help to continue the life-span of the existing foundation.

D. The garage structure was not accessible for review during the site visit. It is likely there are repairs recommended for the garage structure similar to those of the main house.

A licensed Structural Engineer should be contacted to provide appropriate repairs once the owner has decided on a final ceiling elevation. We recommend that repair details be provided and submitted to the City of Louisville for review and be observed by the Engineer and City Inspectors during construction.

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VI. Summary and Limitations:

A. Summary:

1. The goal of this report was to provide an overview of the building's structure and foundation, and identify areas where remedial work in the near future is prudent.

2. The recommended remedial measures are intended to promote the building's continued safe use, and are not intended to eliminate all existing and potential future cosmetic defects.

B. Limitations:

1. The information contained in this report is the author's professional opinion based on visual evidence readily available at the site, without the removal of existing finish materials. Of course, this means there could be hidden defects which are not discoverable at this time, without demolition of finish materials. That is true for most buildings, and an inherent limitation for this kind of report. Should additional information become available or additional movement is perceived, we recommend that our firm be contacted for further review.

2. The issuance of this report does not provide the building's current or future owners with a guarantee, certification or warranty of future performance. Acceptance and use of this report does not transfer financial liability for the building or the property to the author or this engineering firm.

3. The report is also only preliminary to make note of areas that need to be addressed. A licensed Structural Engineer should be retained to provide a more thorough investigation and provide appropriate repair details for all necessary repairs.

Prepared by,

Billy Schoelman, P.E.

Reviewed by,

Jesse Sholinsky, P.E.

Louisville Historical Museum
Department of Library & Museum Services
City of Louisville, Colorado
January 2016

City of Louisville
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1201 Lincoln Ave. History

Legal Description: Lots 97-99, Block 5, Nicola Di Giacomo Addition, Louisville, Colorado. The parcel for many years consisted of the additional lots of 100-102 (now the location of 1215 Lincoln).

Date of Construction: 1908; County Assessor card dated 1948 states that it was remodeled in 1928

Summary: Members of the Koci/Reddington family owned this house for 80 years, from 1921 until 2001.

Development of the Nicola Di Giacomo Addition

This area of Louisville is called the Nicola Di Giacomo Addition, having been platted by Nicola Di Giacomo in 1907. Nicola Di Giacomo farmed this area before filing the plat for a subdivision. This addition consists of 4 ½ blocks that stretch across the north end of Old Town of Louisville. (On the 1909 Drumm's Wall Map of Louisville, Nicola DiGiacomo is also shown as the owner of the additional property where Louisville Middle School is now located, and of the residential area that now extends behind the school and north of it up to South Boulder Road.)

DiGiacomo was born in Italy in 1852 and immigrated to the US in about 1882. In the 1910 census, Nicola DiGiacomo was listed as being a 57-year-old farmer.

A 1907 warranty deed shows the transfer of a number of lots in this addition from Nicola Di Giacomo to John Russell Munn. The lots were those on the west side of the 1200 block of Lincoln. At about the same time, Munn sold off lots 103, et al. Munn then sold lots 97-102 to George W. Admire. These lots are currently the location of 1201 Lincoln and 1215 Lincoln.

Admire Ownership, 1908-1919; Discussion of Date of Construction

The County gives 1908 as the date of construction of 1201 Lincoln, both in its current online records and on the 1948 County Assessor card. Since Boulder County records are sometimes in

error with respect to the construction dates of historic buildings in Louisville, other evidence must also be looked to. In this case, 1908 is when George W. Admire purchased the lots and it would appear that he was responsible for the house having been built. Also, a small house appears in the correct location on the 1909 Drumm's Wall Map of Louisville. For these reasons, 1908 is presumed to be the correct date of construction. (The 1948 County Assessor card also states that the house was remodeled in 1928, in a section of the card designated to note "Major Alterations or Additions.")

George W. Admire, who purchased the lots in 1908, was born in Missouri in 1841. His wife, Nancy, was born in Ohio in 1831. They came to Colorado in the late 1880s. They had had several children who were adults and living elsewhere at the time by the time when the lots on Lincoln were purchased. The Admire family is chiefly associated with the town of Superior, but George W. Admire through his purchase of these lots may have been seeking a second home with a location closer to the amenities offered by the larger town of Louisville, or may have been seeking rental income. Specific evidence that members of the Admire family lived at 1201 Lincoln during the period of the ownership of the lots by George W. Admire could not be located.

Nancy Admire died in 1912, and George W. Admire died in 1919. Upon his death, his heirs sold 1201 Lincoln (on lots 97-102) to Joe Tartaglio. The heirs were their children Samuel W. Admire, May Admire Shockey, Abigail Admire Spicer, and Lydia Admire Grund.

Tartaglio Ownership, 1919-1921

In 1919, Joe Tartaglio purchased 1201 Lincoln and the lots of 97-102 from the heirs of George W. Admire. He was born in Italy in about 1871 and came to the U.S. He married Rose Madonna, who had been born in Italy in about 1868 and was a member of the Madonna family of Louisville. They had three sons. At the time of the 1920 census, they and their youngest son were living in Louisville, but it is unclear as to whether they actually lived at 1201 Lincoln during Joe Tartaglio's ownership. In the early 1920s, they moved to Denver.

Koci/Reddington Ownership, 1921-2001

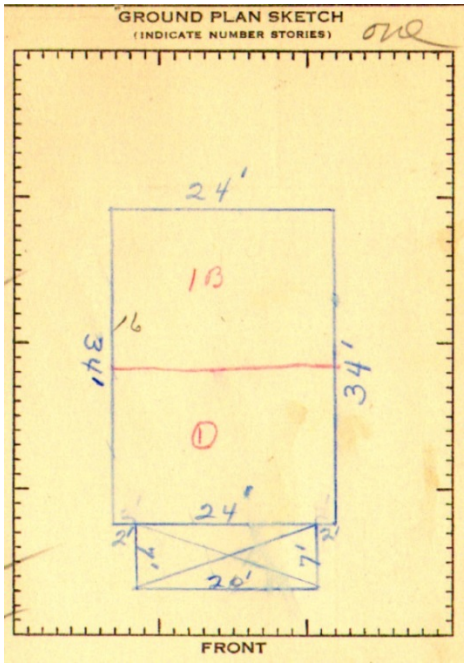
In 1921, Joe Tartaglio sold 1201 Lincoln and lots 97-102 to Joseph Koci. He and his wife, Anna Tolfer Koci, had both been born in Austria-Hungary in about 1888. Prior to coming to Louisville in about 1921, they had lived in Wyoming. He worked as a coal miner in Louisville. The 1926 directory for Louisville described the couple's home as being on the "n end Lincoln Av.," which fits the description of the house at 1201 Lincoln. They had three children: Rudolph, born in about 1914; Anna, born in 1919; and Josephine, born in 1922.

Joseph Koci died in 1928. According to the 1948 County Assessor card, the house was remodeled in 1928, but it is not known whether this occurred before or after his death. Anna Koci continued to live at 1201 Lincoln and raised her children there as a single mother. At the time of the 1930 census, she was 41 years old and living at 1201 Lincoln with Rudy, age 16, Anna, age 10, and Josephine, age 8. There was no apparent source of income for the family listed in the 1930 census records.

During the Depression of the 1930s, Louisville women were employed to make clothing as part of a WPA sewing program. A number of the women are believed to have been widowed or were otherwise single. It is thought that this was a factor that helped them qualify for the program. The following photo shows these women in front of the Louisville Town Hall, where they worked on the second floor. Anna Koci has been identified as the fourth woman from the right in the back row.

The 1940 census records show that Anna Koci was living at 1201 Lincoln along with her daughter, Anna; Anna's husband, Leroy Reddington (who had been born in Louisville in 1920); and Anna's daughter, Janet, who was age 1. Another child, Gary, would be born in the house later that year. Leroy was working as a miner at the time, then served in the U.S. Navy during World War II, and later worked as a plumber. When the Reddingtons were not living with Anna Koci, they lived on the west side of the 1100 block of Lincoln, a few doors to the south of Anna Koci's house at 1201 Lincoln.

The following photo of the house and a ground layout sketch are from the 1948 Boulder County Assessor card. The photo of the house indicates how little the area around 1201 Lincoln had been developed even in 1948.



The following excerpt of a 1962 aerial photo of Louisville (with north being to the left) shows 1201 Lincoln as the last house on the west side of Lincoln on the northwest edge of Louisville. The property that went with the house (six lots in all) extended partway up Lincoln, towards the left side of the photo. Caledonia is the street indicated to the south of the house and shown on the right of it in this photo. Lafayette Street is shown meeting Lincoln in the upper left-hand corner of the photo.

Anna Koci, the owner of 1201 Lincoln since 1963 when her children conveyed their part interests in the property to her by quit claim deeds, died in 1980. Her daughter, Anna Koci Reddington, inherited 1201 Lincoln and continued to live there. In 1981, Anna Reddington sold off lots 100-102 to the north of the house. Anna Reddington died in 2000.

Besides 1201 Lincoln, the other houses on the west side of the 1200 block of Lincoln were all constructed between 1995 and 1999.

Later Owners

After Anna Koci Reddington died in 2000, her son, Gary, acting as the personal representative for her estate, in 2001 sold 1201 Lincoln to David and Lynne Nieda.

Today, Boulder County indicates that the owners of record are David and Lynne Nieda and 1201 Lincoln LLC.

The preceding research is based on a review of relevant and available online County property records, census records, oral history interviews, Louisville directories, and Louisville Historical Museum maps, files, obituary records, and historical photographs from the collection of the Louisville Historical Museum.

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Historic Preservation Commission
Staff Report
September 21, 2020

ITEM: 1201 Lincoln Avenue Landmark Request, Alteration Certificate Request, and Extraordinary Circumstances Grant Request

APPLICANT:
Andy Johnson
DAJ Design
922A Main Street
Louisville, Colorado 80027

OWNER:
Dan Berlau & Elise ter Harr
1201 Lincoln Avenue
Louisville, CO 80072

PROJECT INFORMATION:

CURRENT LOCATION:	1201 Lincoln Avenue
LEGAL DESCRIPTION:	Lot 97, 98, 99 and Vacated Alley, Block 5, Nicola Di Giacomo Addition
PROPOSED LOCATION:	633 La Farge Avenue
LEGAL DESCRIPTION:	Lots 1-3, Block 7, Jefferson Place
DATE OF CONSTRUCTION:	1908

REQUEST: The applicant requests to Landmark the structure at 1201 Lincoln Avenue and requests an Alteration Certificate allowing the relocation of the structure to 633 La Farge Avenue as well as restoration and work. The applicant also requests an extraordinary circumstances grant in the amount of $107,320.

CURRENT LOCATION:

PROPOSED LOCATION:

SUMMARY:

The applicant is requesting:

- Approval of the Landmark application for the structure currently located at 1201 Lincoln Avenue and $5,000 Landmark Incentive Grant.
- Approval of an alteration certificate allowing the relocation of the structure currently located at 1201 Lincoln Avenue to the south portion of the property at 633 La Farge Avenue. No alterations to the house currently located at 633 La Farge Avenue are proposed.
- An extraordinary circumstances grant in the amount of $107,320.

Staff recommendations:

- Staff recommends approval of the landmark request including a $5,000 Landmark Grant. The property meets the requirements for age, significance, and integrity.
- Staff recommends approval of the alteration certificate for the property at 1201 Lincoln Avenue allowing the relocation of the structure to 633 La Farge Avenue. While the relocation of historic structures is generally not a preferred method of preservation, staff believes it is the only method of preserving 1201 Lincoln Avenue and is therefore allowable in this situation.
- Staff recommend approval of the applicant's grant request with modification. The applicant requests a matching grant of $107,320 for preservation and restoration work to the historic structure. Staff recommends a matching grant of $85,000 following the exclusion of city fees ineligible for matching funds.

HISTORICAL BACKGROUND:
Information from Bridget Bacon, Louisville Historical Museum

This area of Louisville is called the Nicola Di Giacomo Addition, having been platted by Nicola Di Giacomo in 1907. Nicola Di Giacomo farmed this area before filing the plat for a subdivision. This addition consists of 4 ½ blocks that stretch across the north end of Old Town of Louisville.

The house at 1201 Lincoln Avenue was built in 1908 by George W. Admire who lived in Superior, CO. It is unknown if members of the Admire family resided at 1201 Lincoln Ave. or if the property was used as a rental. In 1919 the property was purchased by Joe Tartaglio. He moved to Denver in 1921 and sold the property to the Koci family who owned the house at 1201 Lincoln for 80 years. Joseph and Anna Koci were born in Austria-Hungary. Joseph worked as a coal miner in Louisville and died in 1928. According to the 1948 County Assessor card, the house was remodeled in 1928, but it is not known whether this occurred before or after his death. During the Depression of the 1930s, Anna along with other Louisville women were employed to make clothing as part of a WPA sewing program. The 1940 census records show that Anna Koci was living at 1201 Lincoln along with her daughter, Anna, and Anna's husband, Leroy Reddington (who had been born in Louisville in 1920). Leroy was working as a miner at the time, then served in the U.S. Navy during World War II, and later worked as a plumber.

1201 Lincoln Avenue. Boulder county Real Estate Appraisal card, 1948.

ARCHITECTURAL INTEGRITY:
The existing principal structure is a one-story, front-gabled, single-family house built circa 1908. The Assessor's Card states that the structure underwent significant renovations in 1928. The structure features several elements of the Craftsman style including:

- Overhanging eaves with decorative braces
- A full-width, front-gable porch with a solid railing between porch supports
- Square porch supports with battered foundations
- Five over one, double-hung, wood windows

These Craftsman elements and overall form of the structure have maintained their integrity. Since 1948, the structure was clad in asbestos siding. The porch supports and foundation were clad in a stone veneer.

The site also features a one-story garage on the west side of the property facing Caledonia Street. A different accessory structure appears in this location in the 1948 photo indicating that the current garage is not historic.

1201 Lincoln Avenue. East view, 2020.

1201 Lincoln Avenue. Northeast view, 2020.

1201 Lincoln Avenue. South view, 2020.

1201 Lincoln Avenue. Southwest view, 2020.

HISTORICAL SIGNIFICANCE ANALYSIS AND CRITERIA FOR LISTING AS LOCAL LANDMARK:

In order to receive a City landmark designation, landmarks must be at least 50 years old and meet one or more of the criteria for architectural, social or geographic/environmental significance as described in Louisville Municipal Code 15.36.050.

Staff finds that this application complies with the above criterion by the following:

Sec. 15.36.050. - Criteria for Designation

Criteria	Meets Criteria?	Evaluation
A. Landmarks must be at least 50 years old and meet one or more of the criteria for architectural, social or geographic/environmental significance as described in this chapter.	**Yes**	The principal structure at 1201 Lincoln Avenue was constructed in 1908 and meets the criteria for age.
1. a. Architectural. *1) Exemplifies specific elements of an architectural style or period.* *2) Example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally.*	**Yes**	The house exemplifies elements of the Craftsman-inspired style in early 20th century Louisville. This house is associated with the historic development of Louisville and the Nicola Di Giacomo Addition.

3) *Demonstrates superior craftsmanship or high artistic value.* 4) *Represents an innovation in construction, materials or design.* 5) *Style particularly associated with the Louisville area.* ***6) Represents a built environment of a group of people in an era of history that is culturally significant to Louisville.*** 7) *Pattern or grouping of elements representing at least one of the above criteria.* 8) *Significant historic remodel.*		The primary façade faces east to Lincoln Avenue. The façade of the house has undergone minor changes over time including changes to the siding as well as the addition of stone to the front porch but retains significant architectural integrity when viewed from the street.
1. b. Social. 1) *Site of historic event that had an effect upon society.* ***2) Exemplifies cultural, political, economic or social heritage of the community.*** ***3) Association with a notable person or the work of a notable person.***	**Yes**	This house is associated with the early development of Louisville and was associated with the Koci/Reddington family for 80 years. The house at 1201 Lincoln Avenue was owned by several Louisville families since its construction. The original homeowners, the Dalby family, were prominent members of the Louisville community. The Koci/Reddington family owned the property for 80 years.
1. c. Geographic/environmental. 1) *Enhances sense of identity of the community.* 2) *An established and familiar natural setting or visual feature that is culturally significant to the history of Louisville.*	**N/A**	
3. All properties will be evaluated for physical integrity and shall meet one or more of the following criteria: ***a. Shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation.*** *b. Retains original design features, materials and/or character.* *c. Remains in its original location, has the same historic context after*	**Yes**	This structure adds character and value to Old Town Louisville and represents a pattern of growth typical of the early 20th century in Louisville. The structure retains its overall form and appearance from the street and exhibits a high level of physical integrity. The structure retains integrity of design, workmanship, feeling and association. Integrity of setting has

having been moved, or was moved more than 50 years ago. *d. Has been accurately reconstructed or restored based on historic documentation.*		been compromised by the demolition of the houses to the south and east. Integrity of materials is unknown. Integrity of location would be lost if the structure is relocated.

ALTERATION CERTIFICATE CRITERIA AND STANDARDS ANALYSIS:

Sec. 15.36.120. - Criteria to review an alteration certificate.

A. The commission shall issue an alteration certificate for any proposed work on a designated historical site or district only if the proposed work would not detrimentally alter, destroy or adversely affect any architectural or landscape feature which contributes to its original historical designation.

B. The commission must find the proposed alteration to be visually compatible with designated historic structures located on the property in terms of design, finish, material, scale, mass and height. When the subject site is in an historic district, the commission must also find that the proposed alteration is visually compatible with characteristics that define the district. For the purposes of this chapter, the term "compatible" shall mean consistent with, harmonious with, or enhancing to the mixture of complementary architectural styles, either of the architecture of an individual structure or the character of the surrounding structures.

C. The commission will use the following criteria to determine compatibility:

Criteria and Standards	Meets Criteria?	Evaluation
1. The effect upon the general historical and architectural character of the structure and property.	**Partial**	The proposed relocation of the structure currently located at 1201 Lincoln Avenue will not impact the historical and architectural character of the structure. The historical character of the property will be lost following the relocation of the structure.
2. The architectural style, arrangement, texture, and material used on the existing and proposed structures and their relation and compatibility with other structures.	**Yes**	The structure proposed for relocation is compatible with the existing structure at 633 La Farge Avenue. The structure currently located at 1201 Lincoln Avenue is similar in style to other historic homes located in the area adjacent to 633 La Farge and will utilize historically-appropriate materials.
3. The size of the structure, its setbacks, its site, location, and the appropriateness thereof, when compared to existing structures and the site.	**Yes**	The relocated structure will be compatible with other structures located adjacent to 633 La Farge Avenue in terms of size, setbacks, location on the site, use, and

		architectural style.
4. The compatibility of accessory structures and fences with the main structure on the site, and with other structures.	**N/A**	
5. The effects of the proposed work in creating, changing, destroying, or otherwise impacting the exterior architectural features of the structure upon which such work is done.	**Yes**	The proposed work on the historic structure will not result in the removal of historic materials.
6. The condition of existing improvements and whether they are a hazard to public health and safety.	**Yes**	The existing condition of the improvements on the property is currently not hazardous to public health and safety.
7. The effects of the proposed work upon the protection, enhancement, perpetuation and use of the property.	**Yes**	The proposed relocation and rehabilitation work including structural stabilization will result in the preservation and continued used of the structure.
8. *a. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*	**Yes**	The addition of the structure currently located at 1201 Lincoln Avenue to the lot at 633 La Farge Avenue will not change the use of the property or alter any defining characteristics of the structures or site.
8. b. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.	**Yes**	The proposed changes to the property will not result in the loss of historic materials or character.
8. c. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.	**Partial**	The proposed addition of 1201 Lincoln Avenue to the property will alter the historic record of development on the property and in the neighborhood. A non-historic garage currently exists on the property where the proposed relocation would take place. No changes are proposed that will impact existing architectural features on the structure currently located at 633 La Farge Avenue.
8. d. Most properties change over time; those changes that have acquired historic significance in their own right shall be	**N/A**	No changes are proposed that will impact any alterations to the property with historic significance.

retained and preserved.		
8. e. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.	**N/A**	No changes are proposed that will impact the historic structure currently located on the property.
8. f. Deteriorated historic features shall be repaired rather than replaced. When the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. In the replacement of missing features, every effort shall be made to substantiate the structure's historical features by documentary, physical, or pictorial evidence.	**Yes**	The proposed work does not call for the loss of historic materials or features.
8. g. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.	**N/A**	Damaging techniques are not proposed for use on this project.
8. h. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.	**N/A**	Significant archeological resources have not been identified on this property.
8. i. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.[1]	**Partial**	The proposed work does not include the removal of any historic materials. The structure proposed for relocation is compatible with the structure that currently exists at 633 La Farge Avenue in terms of massing, size, scale, and features.

[1] For reference, the Secretary of the Interior's Moving Historic Structures by John Obed Curtis recommends the following when evaluating the proposed relocation of a historic structure:

Guidelines/Standards for Relocating a Historic Building

1. Proposal to relocate must be considered on a case-by-case basis. Consider all reasonable alternatives to relocation and provide documentation that relocation is the preferred alternative.

		The historic integrity of the property will be altered through the proposed relocation; the proposed relocation will add a second dwelling unit on the property where one was not previously located.
8. j. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.	**Yes**	The proposed alteration to the property will not impact the essential form or integrity of the structure located at 633 La Farge Avenue.

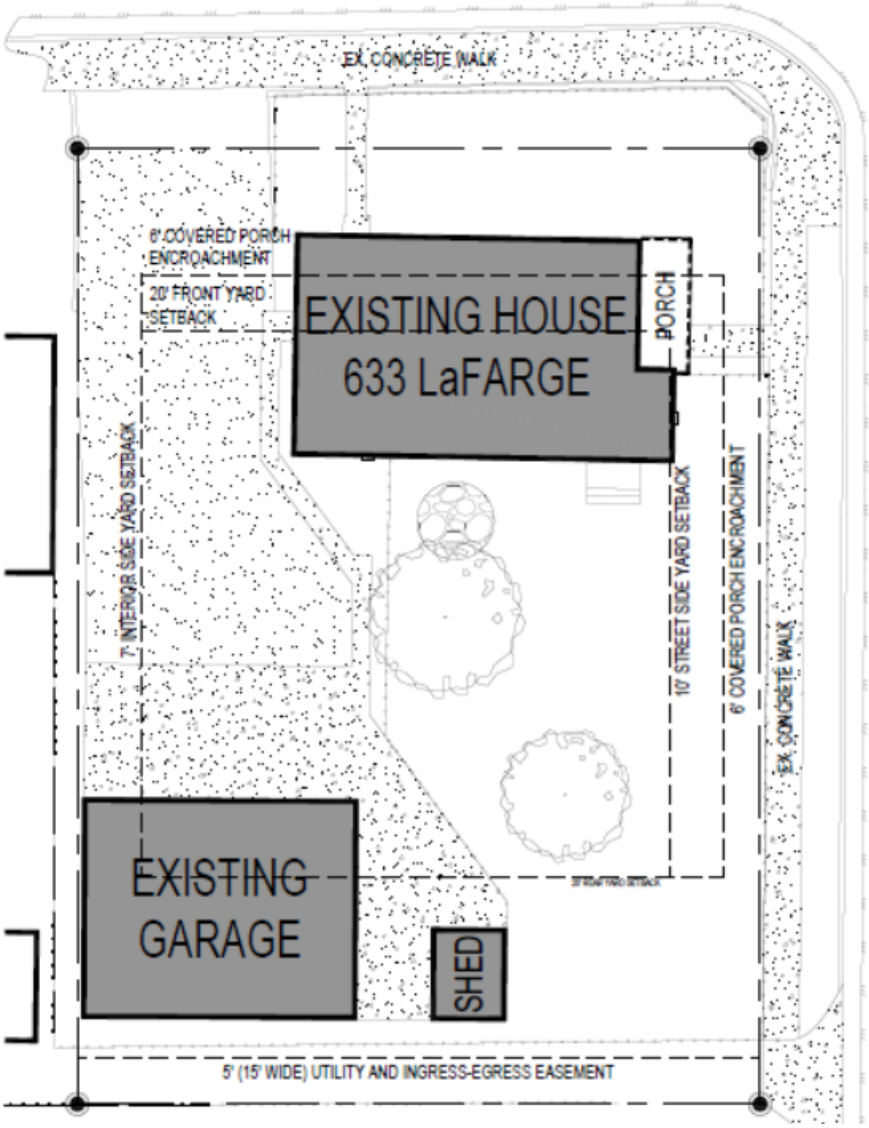
2. Record the historic building and site conditions prior to relocation, including detailed photography, notes, drawings, reference measurements, etc.

3. Moving procedures should protect historic elements and a clearly stated procedure must be provided to document the relocation, including plans for minimizing damage to historic materials, labeling system for dismembered elements to assure accurate reconstruction in the new location, and plans for protecting the building from weather or vandalism until reconstruction is complete.

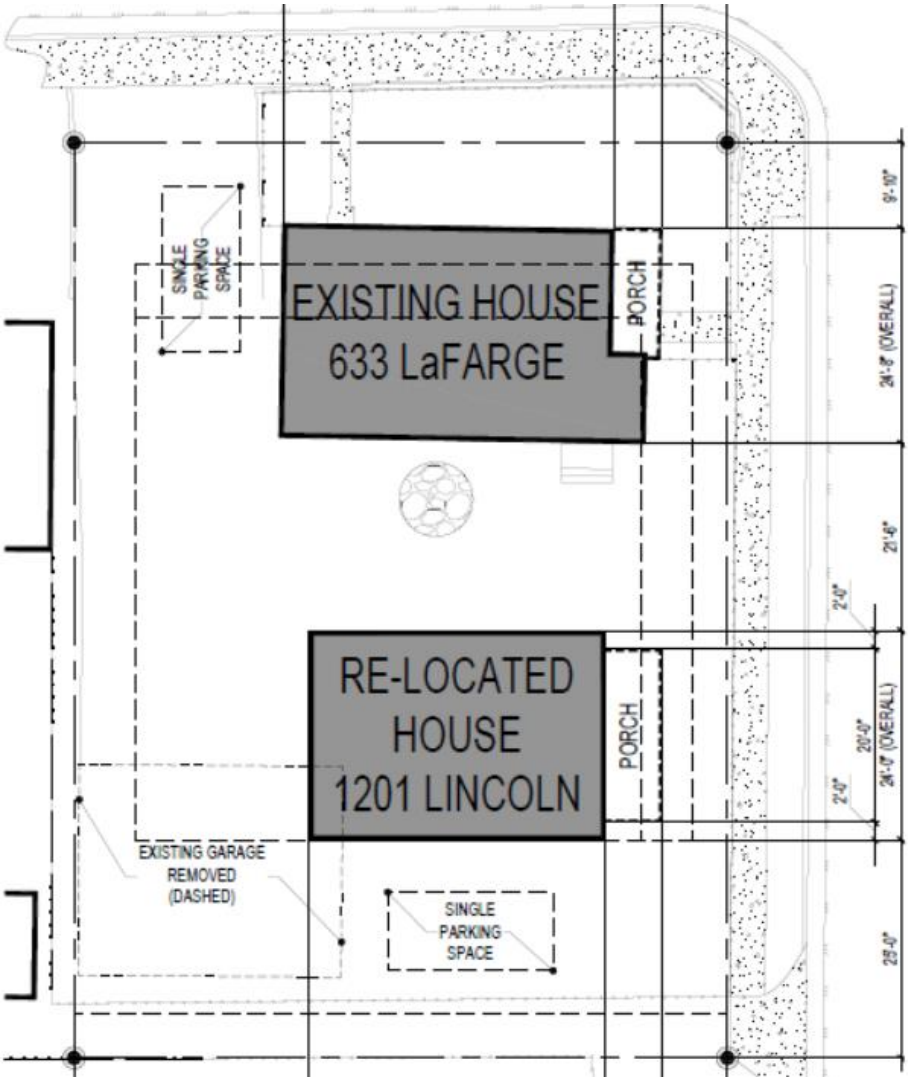
4. Site the building on the new site in a manner that does not change its historic orientation to the street, adjacent properties, etc. Considerations should include: Maintain relatively similar setbacks, sideyard conditions, etc. Maintain character similar to historic site in terms of neighboring buildings, materials, site relationships, and age.

5. There must be a recorded commitment to complete the relocation and subsequent rehabilitation of the building and its new site. Temporary relocations for interim construction may be necessary and must require a plan for protecting the structure at the interim site as well as a commitment to a schedule for completion of the process to relocate the building to the proposed new site.

EXISTING SITE PLAN FOR 633 LA FARGE AVENUE:



PROPOSED SITE PLAN FOR 633 LA FARGE AVENUE:



Moving a historic structure generally is not an approved treatment according to the Secretary of the Interior's Standards and Guidelines. However, in some cases relocation is considered preferable to loss of the structure or as a means to preserve the sense of its setting. Reasons that must be documented to justify moving an historic structure include research to show 1) that it has been relocated in the past; 2) that relocation is the only means of saving the building from certain loss; or 3) that relocation will restore a sense of the original setting.

Staff believes the proposed changes to the property would result in the preservation of a historic structure that would otherwise be lost. In addition, while there is no record of this structure having been relocated in the past, the Louisville area has a history of relocating homes in the early to mid-20th century. Section 15.36.120 of the LMC gives the criteria for evaluating alteration certificates and based on the proposed design, staff finds that the current proposal meets the intent of the standards

GRANT REQUEST:
The applicant is requesting approval of an Extraordinary Circumstances Preservation and Restoration Grant for relocation, rehabilitation, and restoration work on the structure currently located at 1201 Lincoln Avenue. The total grant request from the applicant is $107,320. This grant would be in addition to the $5,000 signing bonus for landmarking the structure.

A Historic Structure Assessment was previously completed for the property in 2020 and paid for by the Historic Preservation Fund. The assessment (attached) makes several recommendations including: structural repairs where necessary; repair/replace exterior trim; and porch restoration. Approved work must fall under the categories of preservation, rehabilitation, and restoration.

> **Preservation** *is the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property as they now exist. Approved work focuses upon the repair of exterior historic materials and features rather than extensive replacement and new construction.*
>
> - Siding repair

> **Rehabilitation** *is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. Rehabilitation acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate.*
>
> - Foundation/structural repairs
> - Mechanical/electrical/plumbing systems

> **Restoration** *is the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time. Approved work focuses on exterior work and includes the removal of features from other periods in its history and reconstruction of missing features from the restoration period.*
>
> - Trim/ornamentation replacement

Costs associated with the proposed relocation and restoration work:

Feature	Proposed Work to be Funded	Fund Request	Match (M)	Total
A.	STRUCTURAL SYSTEM (move house, framing, excavation, foundation)	$63,000	$63,000	$126,000
B.	ENVELOPE - APPENDAGES (restore front porch, rebuild rear steps)	$4,000	$4,000	$8,000
C.	EXTERIOR DETAILS - ORNAMENTATION (repair & replace gable brackets)	$500	$500	$1,000
D.	MECHANICAL SYSTEMS (hook up & install new mechanical)	$2,500	$2,500	$5,000
E.	ELECTRICAL SYSTEMS (hook up & install new electrical)	$7,500	$7,500	$15,000
F.	PLUMBING SYSTEMS (new sewer & water lines)	$7,500	$7,500	$15,000
G.	CITY FEES (water tap & sewer tap offset)	$22,320	$35,780	$58,100
H.	HOUSE PURCHASE (purchase from owner of 1201 Lincoln)	$	$	$25,000
I.	CONSULTANT FEES (Architectural, Structural, Geotech, Survey)	$	$	$20,600
J.	GENERAL CONDITIONS (contractor overhead (18%), trash removal & recycling, gen. labor)	$	$	$30,000
K.	DEMOLITION (garage & tree removal)	$	$	$10,000
	Total Proposed Work	$ 107,320	$ 120,780	$213,700

Preservation Grant:

The applicant is requesting a matching grant amount of $107,320 be considered under Resolution No. 17, Series 2019, Section 12(c) which allows for grant amounts to exceed the $40,000 limitation on matching grants when there is a "*showing of extraordinary circumstances relating to building size, condition, architectural details, or other unique condition compared to similar Louisville properties*" and applicant matches "*at least one hundred percent (100%) of the amount of the grant*".

	Date Approved	**Max. Standard Preservation Grant**	**Total Cost – Eligible Work**	**Preservation Grant Awarded**
721 Grant Ave.	12/6/2016	$20,000	$160,160	$73,436.50
1021 Main St.	11/5/2018	$20,000	$85,858	$49,929
908 Rex St.	6/8/2020	$40,000	$151,000	$61,775

1200 Jefferson	6/15/2020	$40,000	$162,200	$61,600
1201 Lincoln		*$40,000*	*$255,600*	*$85,000 (requested)*

Staff agrees that the scope and cost of the work associated with the relocation of 1201 Lincoln Avenue qualifies as extraordinary circumstances and is required to preserve the structure. City fees do not fall under the required categories of preservation, restoration, and rehabilitation and are therefore not eligible for matching funds. For these reasons, staff recommends that the matching grant be limited to $85,000 (matching funds for eligible work excluding city fees). The remaining portions of the project may be eligible for loan funding. Staff would encourage the applicant to explore that option if additional funds are needed to complete the project.

FISCAL IMPACT:
Approval of the grant amount recommended by staff allows for a grant total of up to $90,000 from the Historic Preservation Fund: a $5,000 Landmark Incentive Grant (unmatched and an $85,000 Preservation Grant (matching). Current HPF balance is $2,790,391.31.

PRESERVATION MASTER PLAN:
The Preservation Master Plan was adopted in 2015 and includes goals and objectives for the historic preservation program moving forward. A finding of probable cause would meet the following goals and objectives:

Goal #3: Encourage voluntary preservation of significant archaeological, historical, and architectural resources
Objective 3.3 - Encourage voluntary designation of eligible resources
Objective 3.4 - Promote alternatives to demolition of historic buildings

Goal #5: Continue leadership in preservation incentives and enhance customer service
Objective 5.1 - Promote availability of Historic Preservation Fund grants and other incentives

RECOMMENDATION:
Landmarking
The structure at 1201 Lincoln Avenue has maintained its style and form since at least 1948, giving it architectural significance and integrity. Staff finds that the property is eligible to be landmarked and for a $5,000 landmark grant.

Staff recommends that the structure be landmarked by approving Resolution No. 21, Series 2020. Staff also recommends that the house be named for the Koci Family.

Alteration Certificate
Staff believes the proposed relocation of the structure at 1201 Lincoln Avenue to the property at 633 La Farge Avenue would not detrimentally alter, destroy or adversely affect any architectural or landscape feature which contributes to its original historical designation and that the proposed alteration will result in the preservation of a structure that would otherwise be demolished.

Staff recommends approval of Resolution No. 22, Series 2020 recommending approval of the alteration certificate for 1201 Lincoln Avenue.

Grant
The grant request includes relocating and rehabilitating the existing structure. The proposed changes will facilitate the continued preservation of the structure, and are historically appropriate. Staff finds that the proposed work meets the extraordinary circumstances criterion.

Staff recommends the HPC recommend approval of a matching grant request of $85,000 by approving Resolution No.23, Series 2020.

ATTACHMENTS:

1. Resolution No. 21, Series 2020
2. Resolution No. 22, Series 2020
3. Resolution No. 23, Series 2020
4. Historic Preservation Application
5. 1201 Lincoln Avenue Historic Structure Assessment
6. 1201 Lincoln Avenue Survey Report

RESOLUTION NO. 21
SERIES 2020

A RESOLUTION MAKING FINDINGS AND RECOMMENDATIONS REGARDING THE LANDMARK DESIGNATION FOR A HISTORICAL RESIDENTIAL STRUCTURE CURRENTLY LOCATED AT 1201 LINCOLN AVENUE TO BE RELOCATED TO 633 LA FARGE AVENUE

WHEREAS, there has been submitted to the Louisville Historic Preservation Commission (HPC) an application requesting a landmark eligibility determination for a historical residential structure currently located at 1201 Lincoln Avenue, on property legally described as Lot 97, 98, 99 and Vacated Alley, Block 5, Nicola Di Giacomo Addition, Town of Louisville, City of Louisville, State of Colorado, to be relocated to 633 La Farge Avenue, on property legally described as Lots 1-3, Block 7, Jefferson Place, Town of Louisville, City of Louisville, State of Colorado; and

WHEREAS, the City Staff and the HPC have reviewed the application and found it to be in compliance with Chapter 15.36 of the Louisville Municipal Code, including Section 15.36.050.A, establishing criteria for landmark designation; and

WHEREAS, the HPC has held a properly noticed public hearing on the proposed landmark application; and

WHEREAS, 1201 Lincoln Avenue (Koci House) has social significance because it exemplifies the cultural, political, economic or social heritage of the community considering its association with families from a variety of ethnic groups; and

WHEREAS, the Koci House has architectural significance because it is a vernacular structure that is representative of the built environment in early 20th century Louisville; and

WHEREAS, the HPC finds that these and other characteristics specific to the Koci House have social and architectural significance as described in Section 15.36.050.A of the Louisville Municipal Code; and

NOW, THEREFORE, BE IT RESOLVED BY THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF LOUISVILLE, COLORADO:

1. The application to landmark 1201 Lincoln Avenue be approved for the following reasons:
    a. Architectural integrity of the vernacular structure.
    b. Association with Louisville's heritage.
2. The Historic Preservation Commission recommends the City Council approve the landmark incentive grant in the amount of $5,000.
3. With the amendment that the structure be named the Koci House.

PASSED AND ADOPTED this _____ day of _____, 2020.

_____
Lynda Haley, Chairperson

RESOLUTION NO. 22
SERIES 2020

A RESOLUTION RECOMENDING APPROVAL OF AN ALTERATION CERTIFICATE FOR THE KOCI HOUSE CURRENTLY LOCATED AT 1201 LINCOLN AVENUE TO BE RELOCATED TO 633 LA FARGE AVENUE

WHEREAS, there has been submitted to the Louisville Historic Preservation Commission (HPC) an application requesting an alteration certificate for a historic residential structure currently located at 1201 Lincoln Avenue, on property legally described as Lot 97, 98, 99 and Vacated Alley, Block 5, Nicola Di Giacomo Addition, Town of Louisville, City of Louisville, State of Colorado, to be relocated to 633 La Farge Avenue, on property legally described as Lots 1-3, Block 7, Jefferson Place, Town of Louisville, City of Louisville, State of Colorado; and

WHEREAS, the City Staff and the HPC have reviewed the application and found that it complies with Chapter 15.36 of the Louisville Municipal Code, including Section 15.36.120, establishing criteria for alteration certificates; and

WHEREAS, the HPC has held a properly noticed public hearing on the proposed alteration certificate on September 21, 2020, where evidence and testimony were entered into the record, including findings in the Louisville Historic Preservation Commission Staff Report dated September 21, 2020.

NOW, THEREFORE, BE IT RESOLVED THAT THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF LOUISVILLE, COLORADO:

Does hereby recommend approval of the application for an alteration certificate for the Koci House as described in the staff report dated September 21, 2020.

PASSED AND ADOPTED this _____ day of _____, 2020.

_____
Lynda Haley, Chairperson

RESOLUTION NO. 23
SERIES 2020

A RESOLUTION MAKING FINDINGS AND RECOMMENDATIONS REGARDING A PRESERVATION AND RESTORATION GRANT FOR THE KOCI HOUSE CURRENTLY LOCATED AT 1201 LINCOLN AVENUE TO BE RELOCATED TO 633 LA FARGE AVENUE

WHEREAS, there has been submitted to the Louisville Historic Preservation Commission (HPC) an application requesting a preservation and restoration grant for the Koci House, a historic residential structure currently located at 1201 Lincoln Avenue, on property legally described as Lot 97, 98, 99 and Vacated Alley, Block 5, Nicola Di Giacomo Addition, Town of Louisville, City of Louisville, State of Colorado, to be relocated to 633 La Farge Avenue, on property legally described as Lots 1-3, Block 7, Jefferson Place, Town of Louisville, City of Louisville, State of Colorado; and

WHEREAS, the City Staff and the HPC have reviewed the application and found it to be in compliance with Section 3.20.605.D and Section 15.36.120 of the Louisville Municipal Code; and

WHEREAS, the HPC has held a properly noticed public hearing on the preservation and restoration grant and new construction grant; and

WHEREAS, the preservation and restoration work being requested for the Koci House includes work necessary to preserve the structure; and

WHEREAS, the Historic Preservation Commission finds these proposed improvements will result in the preservation of the Koci House, which is to be landmarked by the City;

NOW, THEREFORE, BE IT RESOLVED BY THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF LOUISVILLE, COLORADO:

1. The Historic Preservation Commission recommends the City Council approve the proposed Preservation and Restoration Grant application for the Koci House, in the amount of **$85,000**.

PASSED AND ADOPTED this _____ day of _____, 2020.

_____
Lynda Haley, Chairperson

DAJDESIGN
ARCHITECTURE+INTERIORS

September 1, 2020

Felicity Selvoski
City of Louisville, Planning & Building Safety
749 Main Street
Louisville, CO 80027

RE: 633 Lafarge & 1201 Lincoln

Dear Ms. Selvoski,

922A MAIN STREET
LOUISVILLE, CO 80027
T (303) 527-1100
INFO@DAJDESIGN.COM
WWW.DAJDESIGN.COM

We are pleased to summit Historic Preservation applications for 633 Lafarge (Landmark request) and 1201 Lincoln (Landmark, Grant Funding, and Alteration Certificate requests). The 633 Lafarge landmark request is a simple request to landmark and make the existing 1898 structure a historically designated house with in Louisville's Historic Preservation program. The requests for the 1201 Lincoln structure are a little more involved.

We propose in our application to landmark the structure at 1201 Lincoln, however we are requesting an alteration certificate in order to move the building to a new location within Louisville's Old Town Overlay District and specifically to the 633 Lafarge property location. The building would be lifted from its existing location at 1201 Lincoln and moved to the 633 Lafarge location by a qualified professional house mover. In preparation for the move, an area would be cleared on the southern portion of the 633 Lafarge site, the area would be excavated, a new concrete foundation to support the house would be poured, and the 1201 Lincoln house would be placed in its new location. There may be an interim period of time in which the house will rest on supports put in place by the professional house mover while the site is excavated and the foundation is poured. The owner has coordinated the details with the home mover, excavator, and foundation contractor to do this work.

Once the 1201 Lincoln house is relcated, it will have its mechanical and electrical utilities reconnected to the house. A new sewer line will connect to the existing 633 Lafarge sewer, and a water line capable of supporting the 1201 Lincoln house's domestic water needs will be connected from the 633 Lafarge house. A new water line will branch off from within the basement of 633 Lafarge and trenched to the new house location. There is no new water line from the street being proposed for the new house location. A "mulit-family" tap fee assessment is being requested due the nature of multiple dwelling units on the same property with a plubming fixture count not exceeding the maximum number for the existing ¾" water tap size.

House moving in Louisville has historically been a common occurrence, however it has been decades since a house was relocated from within the downtown area to another downtown location. The house at 1201 Lincoln has maintained its archtiecural integrity and its past history has demonstrated its social significance with the Lousiville urban fabric. Due to the high degree of architectural integrity and the recent preservation work completed at the house in 2016, it is an excellent candidate to receive a landmark designation, however due to the future plans of the current 1201 Lincoln owner it is slated to be demolished. There is an extraordinary opportunity to save this unique building in its entirety by moving it to a new location (633 Lafarge). We are requesting historic preservation grant funds above the normal amount to support this extraordinary circumstance, and the funds are important to help make the moving effort possible.

Please feel free to reach out with any questions. Thank you for the consideration of our applications.

Warm regards,

Andy Johnson, AIA

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Historic Preservation Fund

Grant and Loan Application and Information

(Revised June 2019)

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Guidelines

The City of Louisville's Historic Preservation Fund (HPF) and is intended to help retain the character of Historic Old Town Louisville by promoting the preservation and rehabilitation of historic resources.

Staff contact

Felicity Selvoski, Historic Preservation Planner
749 Main St.
Louisville, CO 80027
(303) 335-4594
fselvoski@louisvilleco.gov

Deadlines

There are no application deadlines, although the date of application will determine when the public hearing for a case can occur. Please reach out to staff if there is a specific date you are targeting. Applications will be considered as they are received, but are subject to the availability of funds.

Eligible Applicants

Any owner of a historic resource (at least 50 years old) or resource that helps to define the character of Historic Louisville is eligible to apply to the HPF. "Resources" include, but are not limited to, primary structures, accessory structures, outbuildings, fences, existing or historical landscaping, archaeological sites, and architectural elements of structures.

Owners of property in Historic Old Town Louisville which will experience new construction may also be awarded grants to preserve the character of Historic Old Town. The purpose of these incentives it to limit mass, scale, and number of stories, to preserve setbacks, to preserve pedestrian walkways between buildings, and to utilize materials typical of historic buildings, above mandatory requirements. For additional information on the requirements, please reach out to the Historic Preservation Planner.

Historic Structure Assessments

Prior to any structure being declared a landmark, the property will undergo a building assessment to develop a preservation plan and establish priorities for property maintenance. At a regular meeting, the Historic Preservation Commission will review the building history, application, and relevant information to determine whether there is probable cause to believe the building may be eligible for landmarking. If probable cause is found, the owner will be eligible for a building assessment grant in an amount up to $4,000 (residential properties) and $9,000 (commercial properties) to offset the cost of the assessment.

Landmarking Grants

In addition to the pre-landmarking grant for a structural assessment, landmarked residential properties are eligible for a $5,000 incentive grant and up to $40,000 in matching grant funds for preservation projects for a period of 36 months from when a property is declared a landmark. Commercial landmarked properties are eligible for a $50,000 incentive grant and up to $150,000 in matching grant funds for preservation projects for a period of 36 months from when a property is declared a landmark. For properties showing extraordinary circumstances relating to building size, condition, architectural details, or other unique condition compared to similar Louisville properties, the grant limitations may be exceeded. Please reach out to the Historic Preservation Planner for more information on the grant programs.

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Eligible Costs and Improvements:

Eligible costs include hard costs associated with the physical preservation of historic fabric or elements. Labor costs are eligible IF the work is to be done by someone other than the applicant/owner (whose labor can only be used for matching purposes with an acceptable written estimate). Example eligible improvements:

Repair and stabilization of historic materials:

- Siding
- Decorative woodwork and moulding
- Porch stairs and railing
- Cornices
- Masonry (such as chimney tuckpointing)
- Doors and Windows

Removal of non-historic materials, particularly those covering historic materials:

- Siding, trim and casing
- Porch enclosures
- Additions that negatively impact the historic integrity
- Repair/replacement to match historic materials

Energy upgrades:

- Repair and weather sealing of historic windows and doors
- Code required work

Reconstruction of missing elements or features:

(Based on documented evidence such as historic photographs and physical evidence)

- Porches and railings
- Trim and mouldings
- False-fronts

Ineligible Costs and Improvements:

- Redecorating or any purely cosmetic change that is not part of an overall rehabilitation
- Soft costs such as appraisals, interior design fees, legal, accounting and realtor fees, sales and marketing, permits, inspection fees, bids, insurance, project signs and phones, etc.
- Excavation, grading, paving, landscaping or site work such as improvements to paths or fences unless the feature is part of the landmark designation, except for correcting drainage problems that are damaging the historic resource
- Repairs to additions on non-historic portions of the property
- Reimbursement for owner/self labor (which can count only towards the matching costs)
- Interior improvements, unless required to meet current code
- Outbuildings which are not contributing structures to a landmarked site or district

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Application Review Process

Applications will be screened by Historic Preservation Commission (HPC) staff to verify project eligibility. If any additional information is required, staff will contact the applicant directly. The HPC will evaluate the applications in a public meeting at which the applicant will be allowed to make statements. The HPC will make a recommendation to City Council, and City Council will take final action on the application.

Project Review and Completion

Any required design review or building permits must be obtained before beginning work on the project. If a property has already been landmarked, in some circumstances an Alteration Certificate must be approved by the HPC. Any changes made during the building permit approval process may require additional review by the Historic Preservation Commission, depending on the extent of the changes.

Disbursement of Funds

In most cases, grants will take the form of reimbursement after work has been completed, inspected and approved as consistent with the approved grant application. In planning your project, you should arrange to have adequate funds on hand to pay the costs of the project. Incentives may be revoked if the conditions of grant approval are not met. Under some circumstances, incentives, particularly loans, may be paid prior to the beginning of a project or in installments as work progresses.

Grant/Loan Process Outline

1. Applicant meets with Preservation Planner to discuss the scope of work.
2. Applicant meets with contractors and receives quotes.
3. Applicant submits application and documentation to staff.
4. Staff will review the application for completeness and then schedule the meeting with the HPC. Staff will notifiy applicant of hearing date.
5. Public Notice Sign is posted on property by applicant advertising meeting date and neighbors within 500 feet are notified.
6. The HPC reviews the scope of work and quotes and makes a recommendation to City Council. The applicant must be present to answer questions.
7. Staff will schedule the City Council meeting. The applicant must be present to answer questions. City Council will make the final decision.
8. The grant agreement is signed by the applicant(s) and mayor. At this point, the applicant may apply for a building permit to begin the work outlined in grant agreement.
9. Inspections are completed by Building Department as required. Preservation Planner inspects work for sensitivity to historic structure
10. Applicant submits contractor invoices to staff as work is completed.
11. Staff reviews invoices for completeness and compares with invoice approved by HPC.
12. If approved, staff submits pay request to Finance Department. The check is cut to Applicant.
13. If denied, staff works with applicant to identify reasons for denial and methods of resolution.
14. Applicant to repeat steps 11 through 14 until project is complete.

Incentives from the Historic Preservation Fund may be considered taxable income and applicants may wish to consult with a tax professional.

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Historic Preservation Application

The following information must be provided to ensure adequate review of your proposal. Please type or print answers to each question. Please keep your responses brief but thorough. If you have any questions about the application or application process, please reach out to the Historic Preservation Planner.

TYPE(S) OF APPLICATION

- ☐ Probable Cause Hearing/Historic Structure Assessment
- ☑ Landmark Designation
- ☐ Historic Preservation Fund Grant
- ☐ Historic Preservation Fund Loan
- ☐ Landmark Alteration Certificate
- ☐ Demolition Review
- ☐ Other: _____

1. OWNER/APPLICANT INFORMATION

Owner or Organization

Name(s): Levi Sheppard

Mailing Address: 633 LaFarge Ave., Louisville, CO 80027

Telephone: (719) 238-1572

Email: levijsheppard@gmail.com

Applicant/Contact Person (if different than owner)

Name: Andy Johnson

Company: DAJ Design

Mailing Address: 922A Main Street, Louisville, CO 80027

Telephone: 303-527-1100

Email: andy@dajdesign.com

2. PROPERTY INFORMATION

Address: 633 LaFarge Ave.

Legal Description: Lots 1, 2, & 3, Block 7, Jefferson Place, & vacated alley

Parcel Number: 157508435012 Year of construction (if known): Circa 1908

Landmark Name and Resolution (if applicable): NA

Primary Use of Property: Single-family Residential

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3. REQUEST SUMMARY

Request for Landmark status with the City of Louisville

4. PROJECT DESCRIPTION (Please do not exceed space provided below.)

a. Provide a brief description of the proposed scope of work.

b. Describe how the work will be carried out and by whom. Include a description of elements to be rehabilitated or replaced and describe preservation work techniques that will be used.

c. Explain why the project needs historic preservation funds. Include a description of community support and/or community benefits, if any.

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5. DESCRIPTION OF REHABILITATION *(Attach additional pages as necessary.)*

Name of Architectural Feature:

Describe feature and its condition:	Describe proposed work on feature:

Name of Architectural Feature:

Describe feature and its condition:	Describe proposed work on feature:

Name of Architectural Feature:

Describe feature and its condition:	Describe proposed work on feature:

Name of Architectural Feature:

Describe feature and its condition:	Describe proposed work on feature:

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6. COST ESTIMATE OF PROPOSED WORK

*Please provide a budget that includes accurate estimated costs of your project. Include an **itemized breakdown** of work to be funded by the incentives and the work to be funded by the applicant. Include only eligible work elements. Use additional sheets as necessary.*

Type of Incentive: ☐ GRANT ☐ LOAN ☐ BOTH

Feature	Proposed Work to be Funded	Fund Request	Match (M)	Total
A.		$	$	$
B.		$	$	$
C.		$	$	$
D.		$	$	$
E.		$	$	$
F.		$	$	$
G.		$	$	$
H.		$	$	$
I.		$	$	$
J.		$	$	$
K.		$	$	$
	Total Proposed Work	$	$	$

For loan requests, indicate total loan request here:	$

If partial incentive funding were awarded, would you complete your project? ☐ YES ☐ NO

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7. ADDITIONAL MATERIALS REQUIRED

The following items must be submitted along with this application:

- ☐ One set of photographs for each feature as described in Item 4 "Description of Rehabilitation". Digital is preferred.
- ☐ A construction bid if one has been completed for your project (recommended).
- ☐ Working or scaled drawings, spec sheets, or materials of the proposed work, if applicable to your project.

8. ASSURANCES

The Applicant hereby agrees and acknowledges that:

A. Funds received as a result of this application will be expended solely on described projects, and must be completed within established timelines.

B. Awards from the Historic Preservation Fund may differ in type and amount from those requested on an application.

C. Recipients must submit their project for any required design review by the Historic Preservation Commission and acquire any required building permits before work has started.

D. All work approved for grant funding must be completed even if only partially funded through this incentives program.

E. Unless the conditions of approval otherwise provide, disbursement of grant or rebate funds will occur after completion of the project.

F. The incentive funds may be considered taxable income and Applicant should consult a tax professional if he or she has questions.

G. If this has not already occurred, Applicant will submit an application to landmark the property to the Historic Preservation Commission. If landmarking is not possible for whatever reason, Applicant will enter into a preservation easement agreement with the City of Louisville. Any destruction or obscuring of the visibility of projects funded by this grant program may result in the City seeking reimbursement.

H. The Historic Preservation Fund was approved by the voters and City Council of Louisville for the purpose of retaining the city's historic character, so all work completed with these funds should remain visible to the public.

_____	9/2/2020 _____
Signature of Applicant/Owner	Date
_____	_____
Signature of Applicant/Owner	Date

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APPENDIX A:
HELPFUL TERMS & DEFINITIONS

BASIC PRESERVATION

The Concept of Significance

A building possessing architectural significance is one that represents the work of a noteworthy architect, possesses high artistic value or that well represents a type, period or method of construction. A historically significant property is one associated with significant persons, or with significant events or historical trends. It is generally recognized that a certain amount of time must pass before the historical significance of a property can be evaluated. The National Register, for example, requires that a property be at least 50 years old or have extraordinary importance before it may be considered. A property may be significant for one or more of the following reasons:

- Association with events that contributed to the broad patterns of history, the lives of significant people, or the understanding of Louisville's prehistory or history.
- Construction and design associated with distinctive characteristics of a building type, period, or construction method.
- An example of an architect or master craftsman or an expression of particularly high artistic values.
- Integrity of location, design, setting, materials, workmanship, feeling and association that form a district as defined by the National Register of Historic Places Guidelines.

The Concept of Integrity "Integrity" is the ability of a property to convey its character as it existed during its period of significance. To be considered historic, a property must not only be shown to have historic or architectural significance, but it also must retain a high degree of physical integrity. This is a composite of seven aspects or qualities, which in various combinations define integrity, location, design, setting, materials, workmanship, feeling and association. The more qualities present in a property, the higher its physical integrity. Ultimately the question of physical integrity is answered by whether or not the property retains a high percentage of original structure's identity for which it is significant.

The Period of Significance Each historic town has a *period of significance*, which is the time period during which the properties gained their architectural, historical or geographical importance. Louisville, for example, has a period of significance which spans approximately 75 years (1880- 1955). Throughout this period of significance, the City has been witness to a countless number of buildings and additions which have become an integral part of the district. Conversely, several structures have been built, or alterations have been made, after this period which may be considered for removal or replacement.

BUILDING RATING SYSTEM

Contributing: Those buildings that exist in comparatively "original" condition, or that have been appropriately restored, and clearly contribute to the historic significance of downtown. Preservation of the present condition is the primary goal for such buildings.

Contributing, with Qualifications: Those buildings that have original material which has been covered, or buildings that have experienced some alteration, but that still convey some sense of history. These buildings would more strongly contribute, however, if they were restored.

Supporting category
These are typically buildings that are newer than the period of historic significance and therefore do not contribute to our ability to interpret the history of Louisville. They do, however, express certain design characteristics that are compatible with the architectural character of the historic district. They are "good neighbors" to older buildings in the vicinity and therefore support the visual character of the district.

Non-contributing building category
These are buildings that have features that deviate from the character of the historic district and may impede our ability to interpret the history of the area. They are typically newer structures that introduce stylistic elements foreign to the character of Louisville. Some of these buildings may be fine examples of individual building design, if considered outside the context of the district, but they do not contribute to the historic interpretation of the area or to its visual character. The detracting visual character can negatively affect the nature of the historic area.

Non-contributing, with Qualifications: These are buildings that have had substantial alterations, and in their present conditions do not add to the historic character of the area. However, these buildings could, with substantial restoration effort, contribute to the downtown once more.

PRESERVATION APPROACHES

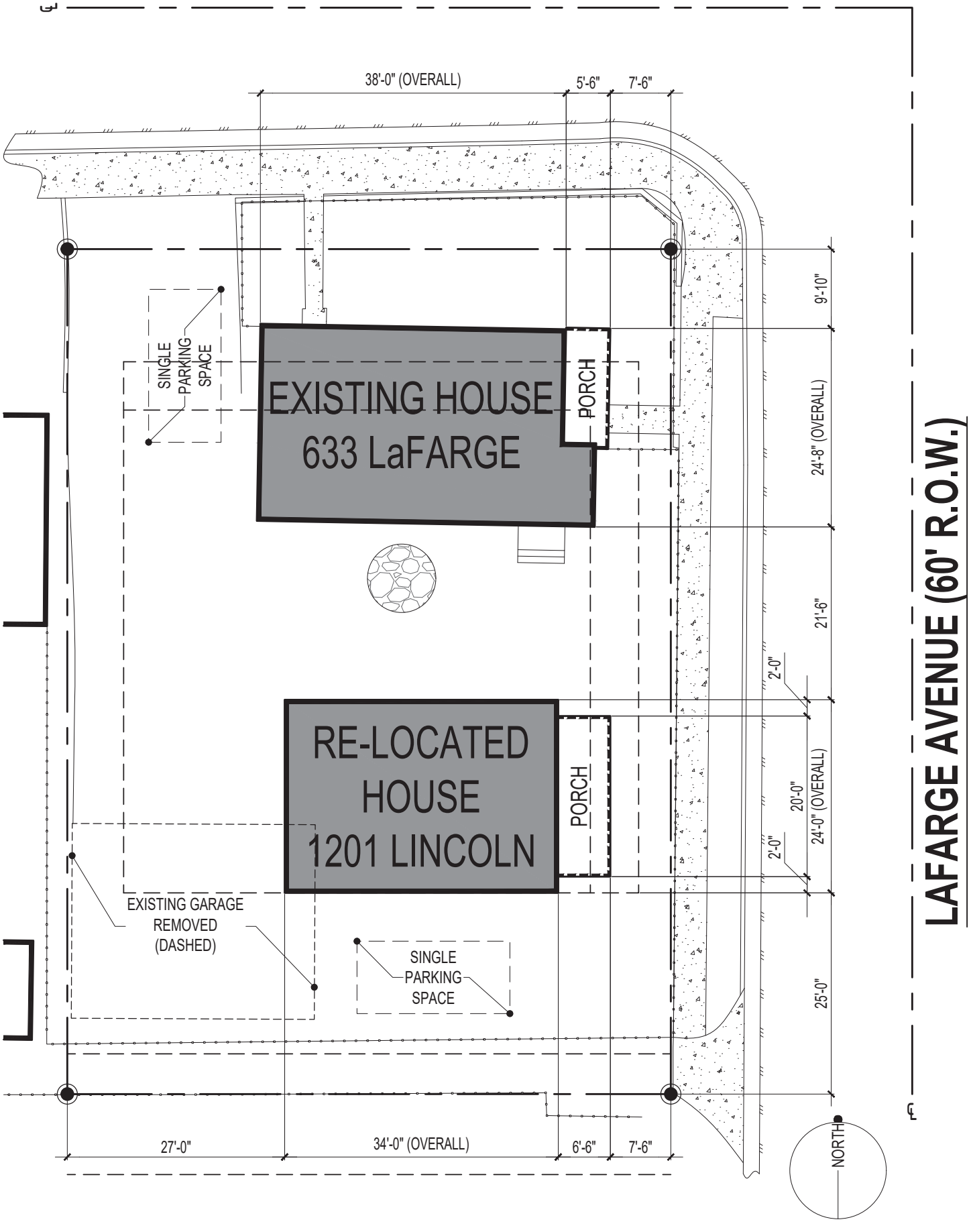
While every historic project is different, the Secretary of the Interior has outlined four basic approaches to responsible preservation practices. Determining which approach is most appropriate for any project requires considering a number of factors, including the building's historical significance and its existing physical condition. The four treatment approaches are:

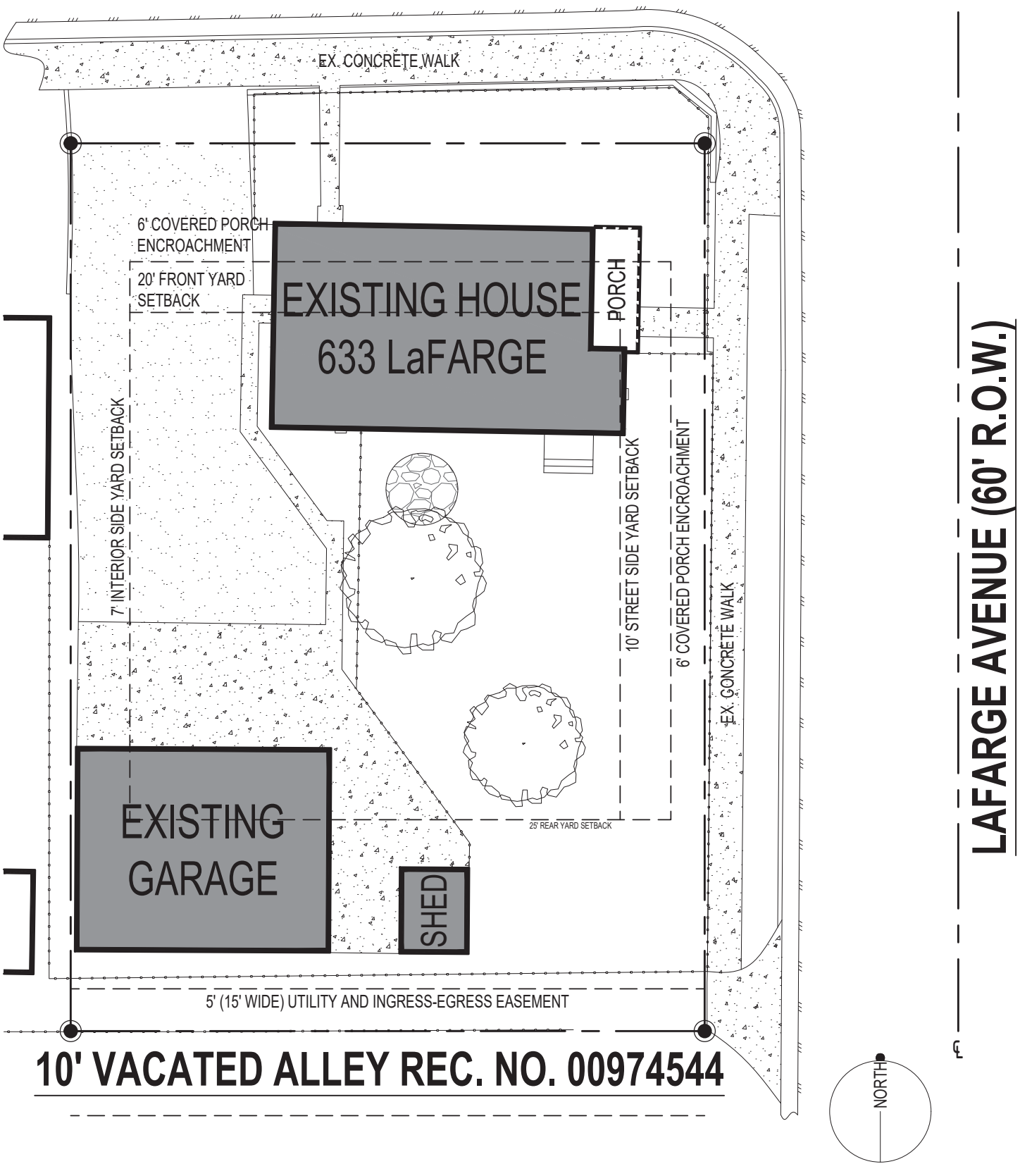
- Preservation places a high premium on the retention of all historic fabric through conservation, maintenance and repair. It reflects a building's continuum over time, through successive occupancies, and the respectful changes and alterations that are made.
- Rehabilitation emphasizes the retention and repair of historic materials, but more latitude is provided for replacement because it is assumed the property is more deteriorated prior to work.
- Restoration focuses on the retention of materials from the most significant time in a property's history, while permitting the removal of materials from other periods.
- Reconstruction establishes limited opportunities to re-create a non-surviving site, landscape, building, structure, or object in all new materials.

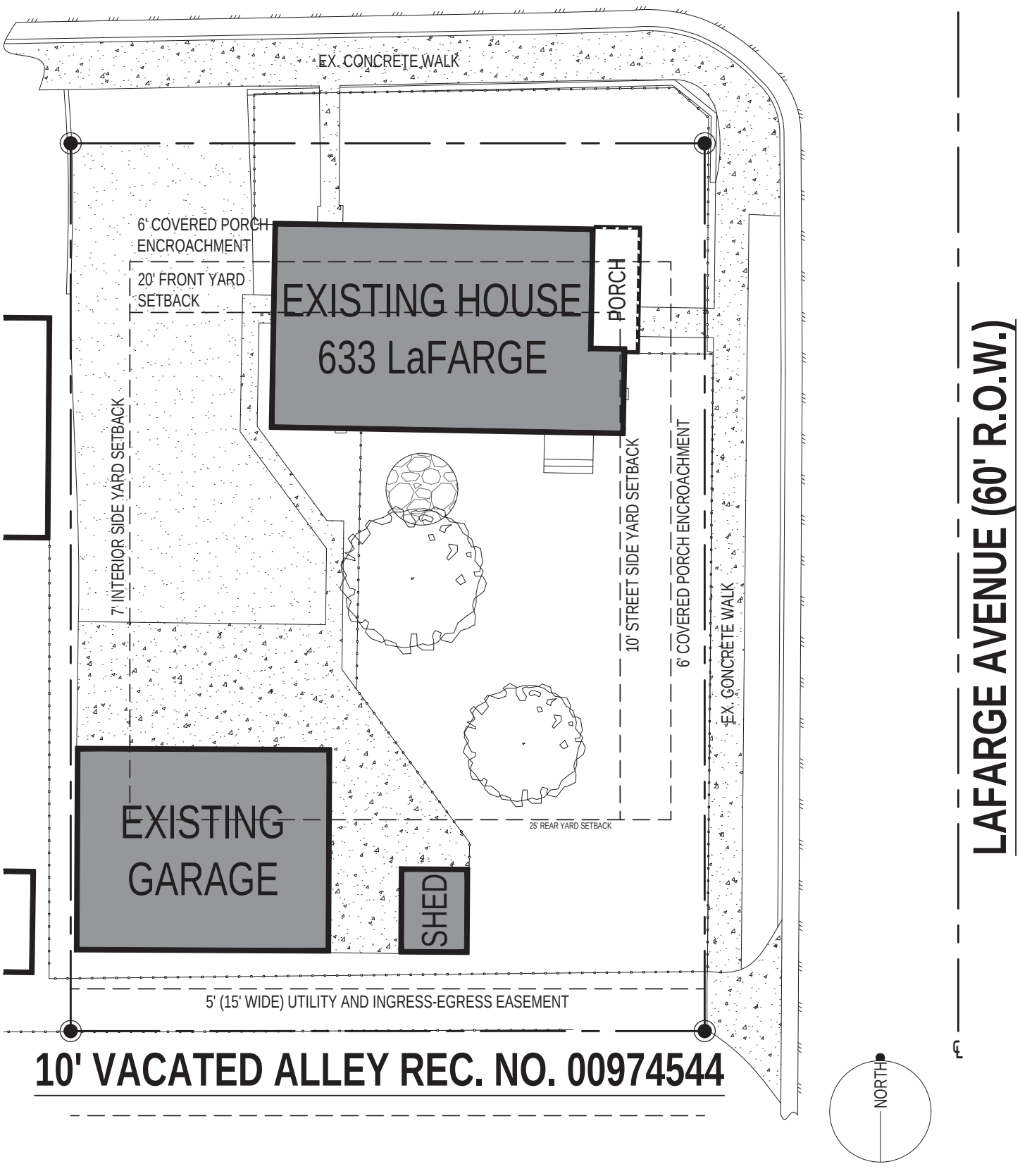
The Secretary of the Interior's website outlines these approaches and suggests recommended techniques for a variety of common building materials and elements. An example of appropriate and inappropriate techniques for roofs is provided in the sidebars. Additional information is available from preservation staff and the Secretary's website at: www.cr.nps.gov/hps/tps/standguide/index.htm

THE SECRETARY OF THE INTERIOR'S STANDARDS

The Standards are neither technical nor prescriptive, but are intended to promote responsible preservation practices that help protect our Nation's irreplaceable cultural resources. For example, they cannot, in and of themselves, be used to make essential decisions about which features of the historic building should be saved and which can be changed. But once a treatment is selected, the Standards provide philosophical consistency to the work.


PINE STREET (60' R.O.W.)
LAFARGE AVENUE (60' R.O.W.)
38'-0" (OVERALL)
5'-6"
7'-6"
9'-10"
24'-8" (OVERALL)
21'-6"
2'-0"
20'-0"
24'-0" (OVERALL)
2'-0"
25'-0"
SINGLE PARKING SPACE
EXISTING HOUSE
633 LaFARGE
PORCH
RE-LOCATED
HOUSE
1201 LINCOLN
PORCH
EXISTING GARAGE
REMOVED
(DASHED)
SINGLE
PARKING
SPACE
27'-0"
34'-0" (OVERALL)
6'-6"
7'-6"
NORTH


PINE STREET (60' R.O.W.)
EX. CONCRETE WALK
6' COVERED PORCH ENCROACHMENT
20' FRONT YARD SETBACK
EXISTING HOUSE
633 LaFARGE
PORCH
7' INTERIOR SIDE YARD SETBACK
10' STREET SIDE YARD SETBACK
6' COVERED PORCH ENCROACHMENT
EX. CONCRETE WALK
EXISTING GARAGE
SHED
25' REAR YARD SETBACK
5' (15' WIDE) UTILITY AND INGRESS-EGRESS EASEMENT
10' VACATED ALLEY REC. NO. 00974544
LAFARGE AVENUE (60' R.O.W.)
NORTH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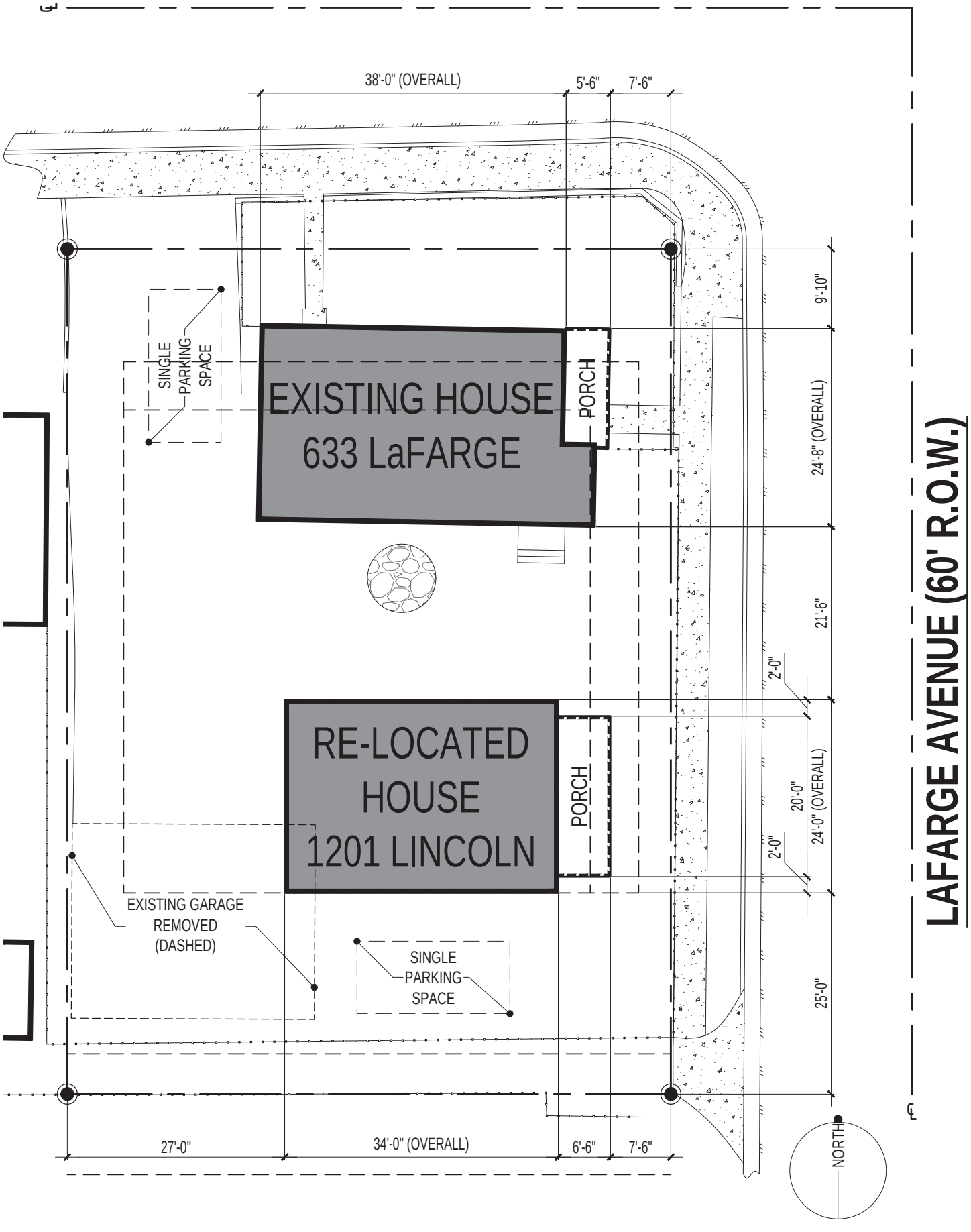
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SINGLE PARKING SPACE
EXISTING HOUSE
633 LaFARGE
PORCH
RE-LOCATED HOUSE
1201 LINCOLN
PORCH
EXISTING GARAGE REMOVED (DASHED)
SINGLE PARKING SPACE
27'-0"
34'-0" (OVERALL)
6'-6"
7'-6"
NORTH

DAJDESIGN
ARCHITECTURE+INTERIORS

HISTORIC STRUCTURAL ASSESSMENT

633 LAFARGE AVE., LOUISVILLE, COLORADO

SEPTEMBER 2, 2020

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Evaluated by:

Andy Johnson, AIA
DAJ Design
922A Main Street, Louisville, CO 80027
303-527-1100; andy@dajdesign.com

This Project was paid for by the Louisville Preservation Fund grant.

TABLE OF CONTENTS

922A MAIN STREET
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1.0 INTRODUCTION

1.1 RESEARCH BACKGROUND / PROJECT PARTICIPANTS

DAJ Design conducted an Historic Structural Assessment for the structure located at 633 LaFarge Avenue, Louisville, CO to determine its feasibility as a candidate for historic landmark designation as defined under the Historic Preservation program of the City of Louisville. The structure is a residential property. The City of Louisville Historic Preservation Commission found probable cause that the building may be eligible for landmarking under criteria in section 15.36.050 of the Louisville Municipal Code, and therefore the Commission approved the Historic Structural Assessment to be paid for by the Louisville Preservation Fund grant.

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The primary purpose of this HSA is to evaluate the property's current condition and to identify preservation priorities for the best use of rehabilitation funds. DAJ Design inspected 633 LaFarge Avenue visually to identify areas of necessary maintenance and repair. It is possible that complications exist that were not visible and therefore it is recommended that the property owner includes contingency funding in any repair budget.

DAJ Design and Glenn Frank Engineering inspected 633 LaFarge Avenue on August 24th, 2020. The weather was hot and sunny. No signs of recent precipitation were evident.

LIST OF CONSULTANTS AND SOURCES:

STRUCTURAL ENGINEER
JESSE SHOLINSKY, PE
BILLY SCHOELMAN, PE
GLENN FRANK ENGINEERING
2400 CENTRAL AVENUE, SUITE A-1 SOUTH
BOULDER, CO 80301
303.554.9591

SOURCES
"Louisville Historic Preservation Commission Staff Report," May 11, 2020.

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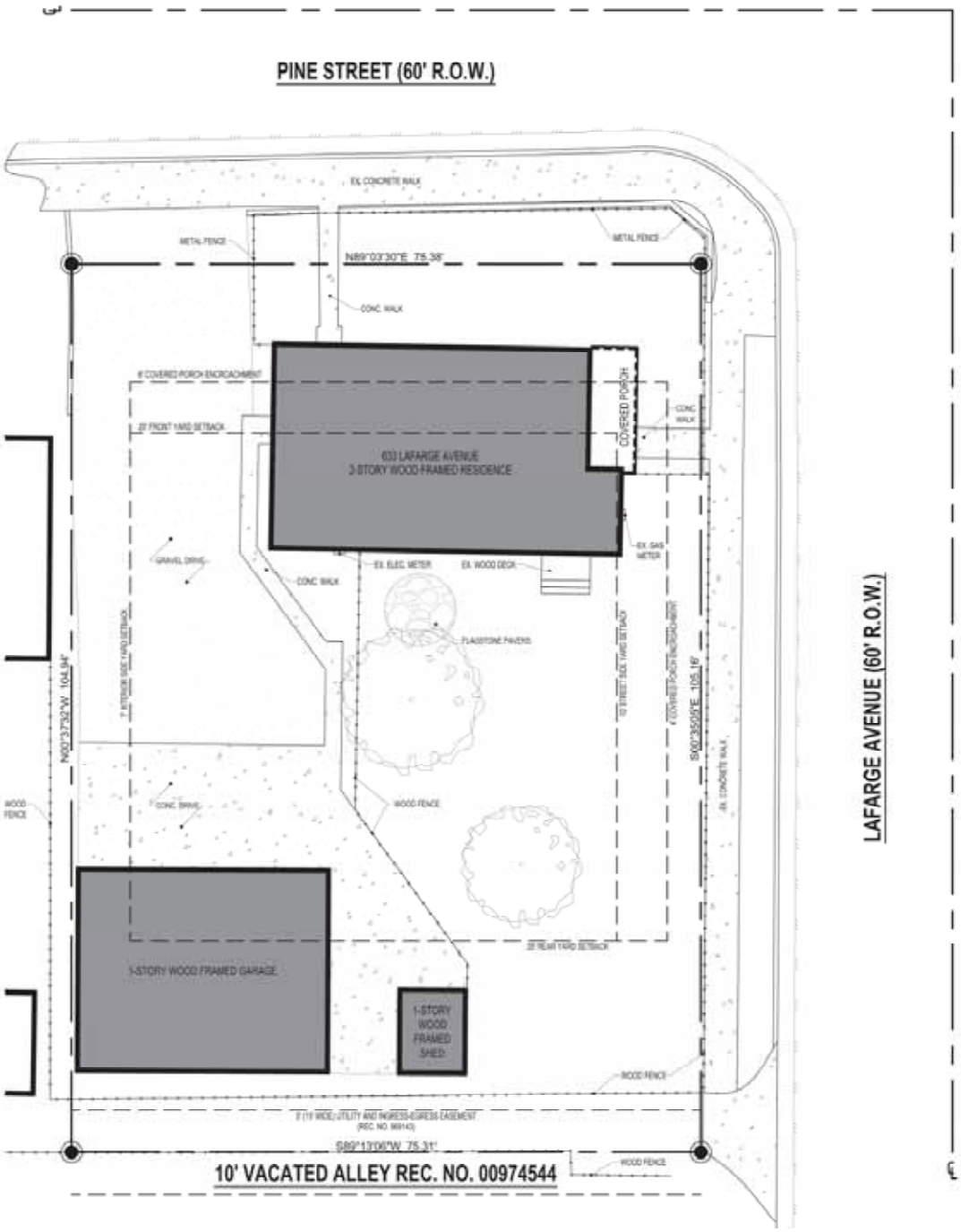
1.2 BUILDING LOCATION

VICINITY MAP

LEGAL DESCRIPTION

Lots 1, 2, and 3, Block 7,
together with that portion of the vacated alley lying adjacent to the south line of Lots 1 through 3
as vacated by Ordinance No. 965 recorded March 29, 1989 under Reception No. 00974544, Jefferson Place,
City of Louisville, County of Boulder, State of Colorado

SITE PLAN



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2.0 HISTORY AND USE

As part of the Colorado Cultural Resource Survey for 633 LaFarge Avenue, Bridget Bacon, the Louisville History Museum's Museum Coordinator, and Kathy and Leonard Lingo of Avenue L Architects wrote the following history:

Colorado Cultural Resource Survey
Cultural Resource Re-evaluation Form
Rev. 9/98

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Construction History

Louisville contractor Herman H. Fischer constructed the house at some time between 1900 and 1908. A barn, southwest of the house, was built shortly thereafter, but removed in 2010 along with a small tool shed that was located east of the barn. A hipped-roof rear porch addition on the west side predates 1950.

In 2000, the porch deck, and porch foundation were replaced. The porch roof was retained, supported by new posts designed to match the scrollwork brackets on the house. The scrollwork brackets are not original, having been added at some time between 1950 and 2000. In 2001, a window on the south wall was removed and replaced with a pair of French doors painted green, with a clear transom light above, leading to a wood deck.

A small shed has been added since 2000. This is a small structure with a front gable roof covered with green asphalt shingles. The exterior is clad with vertical composition siding painted dark green with burgundy trim. There is one swinging door facing north and a pair of hopper windows on the east side.

Since the 2000 survey, the exterior siding has been painted dark green with dark burgundy and white trim. The main entry door is no longer painted but has a dark stain finish.

Landscape or Special Setting Description

Jefferson Place subdivision is a historic residential neighborhood adjacent to downtown Louisville. The subdivision is laid out on a standard urban grid of narrow, deep lots with rear alleys. Houses are built to a fairly consistent setback line along the streets with small front lawns, deep rear yards, and mature landscaping. Small, carefully maintained single-family residences predominate. Most of the houses are wood framed, one or one and one-half stories in height, featuring white or light-colored horizontal wood or steel siding, gabled or hipped asphalt shingled roofs and front porches. While many of the houses have been modified over the years, the historic character-defining features of the neighborhood have generally been preserved.

633 LaFarge is consistent with these patterns, although the house is currently painted a dark color. It blends well with the scale and character of the neighborhood.

History

This property has a common history with the properties at 722 Pine Street and 720 Pine Street located just to the west. All three properties have been in the same family for over 100 years, and for 633 LaFarge, the ownership by one family has continued for nearly 130 years. Part of the significance of the history of these properties is that they reflect the early settlement of Louisville by numerous German-speaking immigrants.

These properties have made up more or less a family compound, with different family members living in different houses; at different times, the houses were also rented out.

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It has been determined that Joseph and Agatha Stecker (or Stecher, or Stacher) came to the United States from Austria in 1881, according to their own reporting for the federal census. A naturalization record for Joseph Stecker that was summarized in Boulder Genealogical Quarterly, February 1994 indicates that Joseph came to the United States in 1882.

The Stecker family first acquired at least Lot 1 of Block 7 in 1882. It is not clear from the online County property records whether this transaction also included Lots 2 and 3, but no separate warranty deed covering these lots was located. The 1885 Colorado state census shows the "Stecher" family living in Louisville. Boulder County property records indicate that the Steckers acquired Lot 5, which constitutes 720 Pine, in 1889. It appears that they acquired 722 Pine, which is Lot 4, in 1909 (although this warranty deed was not recorded until 1932).

The 1948 Boulder County Assessor card for this house gives the date of construction as 1900. The Architectural Inventory Form for the Colorado Cultural Resource Survey that was completed in 2000 for 633 LaFarge concluded that the house was contracted for in 1898 and completed in circa 1900. Looking at the Sanborn maps for 1893 and 1900, a one story structure can be seen in a slightly different location on this corner, and it is not until the 1908 Sanborn map that there appears a 1 ½ story house in the same location as the current structure. It can therefore be concluded that the likely time of construction was between 1900 and 1908. The house also appears in the approximate correct location on the 1909 Drumm's Wall Map of Louisville, but it seems to be only on Lot 1, not on both Lots 1 and 2, as the 1908 Sanborn map would indicate.

Joseph and Agatha Stecker had five children, of whom only one, Annie, lived to adulthood. Two sons died in the 1890s in Louisville and are buried at Sacred Heart of Mary Cemetery (located between Louisville and Boulder), as are their parents, Joseph and Agatha.

Louisville directories first show a record for Joe "Sticker," a miner, in 1892. By 1896, he was both a miner and a dairyman. According to a written history prepared by the family, the Steckers kept cows at 633 LaFarge "and sold milk, delivered in 5-pound lard pails." Agatha carried on their dairy business even after the death of Joe in 1904; the 1906 directory shows her still operating the dairy.

The 1904 Louisville directory shows Agatha Stecker, a widow, living at LaFarge and Pine with her daughter, Annie. Agatha continued living at 633 LaFarge for several more years. However, by the time of the 1916 directory, Agatha had moved next door to 722 Pine (then called 410 Pine). Agatha conveyed her ownership to these lots to her daughter, Annie, in 1919. It appears that Agatha continued to live at 722 Pine until near the time of her death in 1931.

At the time that Agatha moved to 722 Pine, her daughter, Annie, continued to occupy 633 LaFarge, now with her husband, Robert Kerr, whom she married in 1909. Robert Kerr was born in Colorado in 1879 of an Irish born father and Canadian born mother. According to the family's written history, this Kerr family came to Louisville in 1900. Annie and Robert Kerr raised their daughters, Alma and Bertha, at 633 LaFarge with Agatha Stecker living next door at 722 Pine.

In Louisville directories, the former address of 633 LaFarge is most often given as 146 and 140 LaFarge, although 130 LaFarge is also given as an address for this residence.

Annie Stecker Kerr passed away in 1931 and Robert Kerr passed away in 1937. Their daughter, Alma, married Floyd Brennan; their daughter, Bertha, moved to California. In 1953, Bertha conveyed her interest in the family properties to her sister, Alma.

Louisville directories show that Alma and Floyd Brennan resided at 722 Pine, where Alma's grandmother Agatha Stecker had lived, in the 1950s. This is shown in the directories for 1955 through 1960.

For a period of time, the house at 633 LaFarge was rented out by Alma and Floyd Brennan. For the years of 1953 through 1959, for example, Francis and Kathleen Kennedy are listed in Louisville directories as residing at 633 LaFarge. Francis was a technician for RCA and Kathleen worked as a waitress at Louisville's Blue Parrot Café.

By 1966, Alma and Floyd Brennan were residing at 633 LaFarge. Floyd Brennan worked for thirty-five years as a labor foreman with a construction company and passed away in 1984. Alma Brennan passed away in 1999.

Today, descendants of the Stecker / Kerr / Brennan family continue to own the three properties of 633 LaFarge, 722 Pine, and 720 Pine.

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Sources

Boulder County "Real Estate Appraisal Card – Urban Master" on file at the Carnegie Branch Library for Local History in Boulder, Colorado.

Boulder County Clerk & Recorder's Office and Assessor's Office public records, accessed through http://recorder.bouldercounty.org.

Directories of Louisville residents and businesses on file at the Louisville Historical Museum.

Census records and other records accessed through www.ancestry.com

Drumm's Wall Map of Louisville, Colorado, 1909

Sanborn Insurance Maps for Louisville, Colorado, 1893, 1900, and 1908

Green Mountain Cemetery Index to Interment Books, 1904-1925, Boulder Genealogical Society, 2006.

Sacred Heart of Mary Cemetery, Boulder County, records of burials, accessed through www.findagrave.com.

2.1 ARCHITECTURAL SIGNIFICANCE & CONSTRUCTION HISTORY

The residential property at 633 LaFarge Avenue was constructed around 1900 and is a typical early-1900's wood frame vernacular house of this area. The primary façade faces east to LaFarge Avenue. The original form of the house is apparent when viewed from both LaFarge Avenue and from Pine street to the north.

The overall mass of the house remains as it was in the early 1900's with a steep gable roof (12:12 pitch) over the main structure, a nested gable at the front of the house, and hipped roofs over the front and rear porches. It appears that the front porch was originally a screened porch while in 2020 it is an open-air porch. It is unclear when the rear porch was added and whether it was originally enclosed, but this porch was present, and enclosed, prior to 1948. The clapboard siding on the rear porch is different than that found on the remainder of the house, suggesting that this porch was originally open-air or screened-in, and fully enclosed at a later date; the rear porch was likely enclosed in the 1920's based on the type of clapboard siding used.

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All the clapboard siding is likely original. It is unclear whether the Victorian shingles in the smaller front gable are original, but this type of Victorian detailing has been found on several other homes of this time period in the Louisville area, suggesting that these shingles are original as well.

All of the windows are replacements but are in the original locations, built of wood construction, and most of the windows match the original sizes. Where the windows do not match the original sizes, evidence of the original size remains as visible in the patches of siding over the original window openings.

Overall, the current structure maintains the original architectural integrity when viewed from either LaFarge Avenue or Pine street.

633 LaFarge Avenue is not listed on the National, State, or Local Register.

Primary Changes Occurring Over Time:

- Original House (RED): 1898 - 1900
- Enclosed Porch (ORANGE): 1898 - 1900
- Attic space finished (GREEN): 1900 - 1908
- Rear Enclosed Porch (BLUE): Pre-1948
- Brick Chimney: Pre-1948
- Partial basement dug-out Pre-1948
- Front covered porch foundation & deck replaced 2000
    - New porch columns
    - Open-air covered porch
    - Original roof but no longer enclosed
- South window replaced with double doors & transom 2001
- Barn & shed removed 2010

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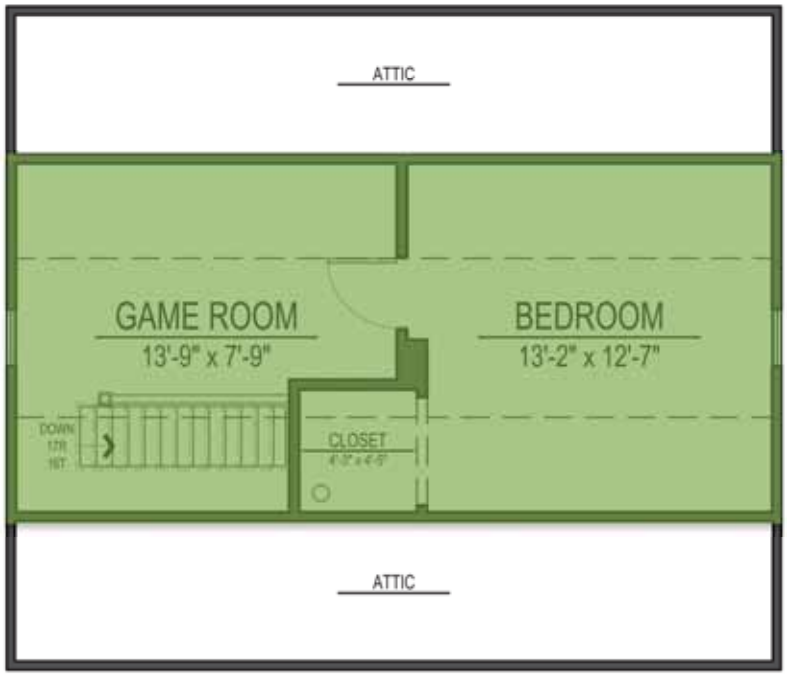
2.2 FLOOR PLAN

First Floor Plan:

Attic Floor Plan:



2.3 PROPOSED USE

There is no proposed change of use at this time.

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3.0 STRUCTURE CONDITION ASSESSMENT

3.1 SITE

ASSOCIATED LANDSCAPE FEATURES

Description:

Approximately 1/10 of the lot is covered by the building footprint, located in the northeast quadrant of the lot. The house is set back approximately 9 feet from the north property line and 9 ½ feet from the east property line, with a 2-foot front porch encroachment. Additionally, a 30' x 24' garage and 8' x 10' shed are located in the southwest quadrant of the lot. The garage faces north towards Pine Street with a concrete pad and gravel drive leading to Pine Street. The framed garage and shed were built in 2010, according to city records.

A mixture of concrete and brick paved paths and patios are found around the shed, leading to the shed and driveway from the house, and leading to the house from the public right-of-way. An 8'-6" diameter round stone and concrete patio is on the south side of the house.

An untreated wood picket fence varying in height between 4-feet and 6-feet tall surrounds the lot on the east and south sides as well as varying location throughout the site. A 4-foot tall, wrought-iron fence encloses the lot on the north side. Parts of the wood fence were initially added in 1998 and then expanded and replaced in 2010. The wrought-iron fence was added in 2010.

Two outbuildings that appear to be a shed and a garage were demolished in 2010, in approximately the same locations as the existing garage and shed but both of smaller footprints.

Condition Evaluation:

Overall, the landscape features are in good condition.

Recommendations:

No recommendations at this time.

Patio, walkway, & wood fence

Gravel drive, garage, & shed

GRADING

Description:

The site is relatively flat and overall slopes from the north to the south. The east portion of the site drains to the LaFarge Avenue curb and gutter and the north side of the site drains to the Pine Street curb and gutter.

The grading around the house is minimal, but positive away from the house. The grading in the northeast corner of the lot is built up approximately 1 ½ feet with a retaining wall built of railroad ties.

Condition Evaluation:

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The overall site grading is in good condition. The drainage away from the house is in fair condition as it appears to be positive, though minimal.

Overall flat site

Recommendations:

1. Around the entire perimeter of the house, the finished grade should be a minimum of 6" below the top of the foundation and slope away from the foundation wall.
2. The drainage around the house should be maintained to be positive away from the house for at least the first 5 feet.
3. Consider re-grading the northeast corner of the lot, removing the retaining wall, and sloping the grade to drain towards the street curb and gutter.

Built-up grading and retaining wall - northeast property corner

PARKING

Description:

A detached, 3-car garage is located in the southwest quadrant of the site, facing north to Pine Street. The garage is wood framed on a poured concrete slab-on-grade foundation. A gravel driveway leads from Pine Street to the garage, with a 14-foot deep concrete slab poured in front of the garage, spanning the entire width. Large space is available for tandem parking on the north side of the garage. The garage was added in 2010, according to city records.

Condition Evaluation:

The parking is in good condition.

Recommendations:

No recommendations at this time.

3-car garage & concrete slab

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3.2 STRUCTURAL SYSTEM

FOUNDATION SYSTEMS

Description:

The foundation is exposed on the north, east, and south sides of the original house. The foundation on west side of the house is covered by the west addition and the foundation on the west addition is not visible as the siding runs to grade. A partial basement and crawlspace in the central part of the house allows observation of some of the foundation walls. The partial basement extends to the east and south edges of the original house, nearly to the west edge of the original house, and becomes crawlspace on the north side of the central beam line. The foundations under the front porch and the west addition are not accessible.

The original foundation that still exists is constructed of stone with a thin concrete covering at some areas over the original stone. Either concrete or masonry foundation is constructed where the foundation was extended to create a basement and a new front porch. The original stone foundation is approximately 2-3 feet tall. At some point after the original construction, likely when a coal burning furnace was installed, concrete walls were added below the foundation walls to lower the elevation of the original crawlspace and create a partial basement space. The foundation walls built at this time help to retain the soil below the original walls. A concrete floor slab was also added at this time.

In 2000, the front porch was repaired, and it appears that the concrete foundation under the porch was replaced at this time. New concrete pads to support the new floor framing were built at this time.

There is a stud wall between the crawlspace and basement that was coated with concrete that retains the crawlspace grade.

Original stone foundation

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Condition Evaluation:

Both the original stone and the concrete retaining walls show small signs of cracking where the walls are visible and are in poor condition. Some sections of the foundation are in good condition. However, there are several areas that are in poor condition, mainly the north side original stone foundation wall where large cracks and movement are apparent. The concrete foundation underneath the front porch is in good condition.

Concrete foundation under front porch

Recommendations:

1. Repair the crawlspace beam line and provide concrete foundation supports below each of the new and existing posts.
2. All exposed stone foundations should be repaired and repointed. The north foundation wall, towards the east end of the building, specifically needs repair.
3. Further investigation of the wood/concrete retaining wall between the crawlspace and the basement is needed. Likely, the studs should be replaced and/or properly anchored top and bottom.
4. The newer concrete walls below the original stone walls in the basement should be monitored and/or further investigated. Over time, the joint between the two types of foundation may result in water infiltration and movement. In addition, it is unclear if there is a proper footing below to help retain earth and prevent overturning.

Retaining wall (left), crawlspace & bearing posts, original stone foundation seen on the right

FLOOR & CEILING SYSTEMS

Description:

The floor framing is constructed of 2x6 floor joists at 24 inches on-center, running north to south. The joists appear to be supported by the exterior foundation walls with a sill plate and an interior beam line in the crawlspace and a double plate system supported by wood logs directly below the bearing wall above. The crawlspace beam is a 4x beam supported by 2x and 4x posts, with the bottom of the posts bearing in the crawlspace dirt. The main beam between the crawlspace and basement areas is a (20 2x6 flat plates with round, tree post supports. Spacing of beam supports varies. There is a stud wall adjacent to the center-most beam line. The studs in this wall are attached to both the slab and the floor joists, coated with concrete and help to retain the crawlspace dirt.

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The beams continue from the west end to the east end of the original house. In addition, a new (2) 2x12 beam with an adjustable pipe column and new concrete footings was added at the northeast portion of the house. From the beam, pressure treated 2x joists were installed to a new east foundation to support the front porch. This work appears to have been done in 2000.

Sheathing and flooring consists of 1x3 tongue and groove with no additional floor above as the 1x3 is finished and acts as the final finished floor on the main level. No anchor bolts between the sill plate and the foundation were observed.

Access to evaluate the west addition framing was not available.

Floor joist, floor sheathing (finished floor), & supports in crawlspace

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Condition Evaluation:

The main level 2x6 joists are in good condition and the span and size of the joists are typical for houses built around the same time in the Louisville area. The joists size and spacing do not meet minimum IRC code requirements, especially for 24" on-center spacing and a 10-foot span. The longer 14-foot span was reduced by the interior beam line in the crawlspace.

Basement opening, beam, floor joist, & post

Recommendations:

1. Add additional joists or interior supports to reduce the joist span and help reduce floor deflection.
2. Further review of the double plate being used as a bearing wall to support the main floor, upper floor, and roof framing. Either additional posts or a deeper beam system may be needed to properly support the loads above.
3. Further review, and possible replacement, of the beam and posts in the crawlspace may be required. See *Foundation Systems* section for further information about proper support of the wood posts.
4. Repair and replace the wall structure at the north foundation wall once the foundation issues have been properly addressed as discussed above.
5. Work with a licensed structural engineer to properly provide support of the floor framing around the stair opening to the basement. This will likely require a new structural beam and support of interrupted floor joists.

Adjustable pipe column

Framing beneath front porch

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ROOF FRAMING SYSTEMS

Description:

The roof framing above the main portion of the house is built of 2x4 rafters at 24 inches on-center and 2x6 ceiling joists at 16 inches on-center. It is unknown if the ceiling joists are spliced at the center bearing wall. A joining ridge member does not appear to be present but visibility to this area was limited. Collar ties are present at approximately one to two feet from the ridge. The size, spacing, and attachment of the collar ties is not visible.

2x4 cripple walls were built below the roof rafters, down to the ceiling joists, at approximately 5 feet in from the exterior walls. The space outside of the cripple walls is attic space whereas the space between the two cripple walls is finished living space. The cripple walls reduce rafter spans, but increase the loading on the ceiling joists.

Original roof sheathing is present and is constructed of 1x decking with large spaces between each member. Another layer of OSB sheathing is installed above the 1x sheathing and was likely applied when the original roof was removed and replaced with a new asphalt composite shingle roof (see *Roofing Systems* section).

The gable ends are framed with 2x4 studs, balloon-framed from the main level exterior wall below.

There is no access to the front porch roof framing or the west addition roof framing. The front porch and the west addition have flat ceilings and are likely framed with 2x rafters and 2x ceiling joists. According to city records, when the porch was re-constructed in 2000, the original roof was not replaced or altered.

Condition Evaluation:

The roof is in fair condition and is constructed of typical materials and methods for houses built around the same time in the Louisville area. There is little to no evidence of water damage where the roof was able to be observed. There is no evidence of damaged or poor performing rafter or ceiling joists. The ceiling cracks and roof performance are similar to other buildings of this age.

Roof framing inside attic space

Recommendations:

1. Add additional ceiling members or intermediate ceiling beams to reduce ceiling joist spans. The 2x4 cripple walls add additional load to an already over-stressed ceiling system.
2. Investigate the roof framing in the west addition and front porch to determine if they need additional support.

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3.3 ENVELOPE – EXTERIOR WALLS

EXTERIOR WALL CONSTRUCTION

Description:

The main level wall framing was not exposed for review. The wall framing is likely a 2x4 stud wall with studs on regular spacing (site measurements support this assumed wall thickness). The original clapboard siding appears to be attached directly to the wall framing, as seen in the attic. No visible sheathing is present.

The front porch roof framing is supported by wood posts. These posts are boxed out and it is difficult to determine the structure inside.

Condition Evaluation:

Since the wall structure was not exposed for observation, we are unable to evaluate the condition or determine if there is any structural damage. The wall heights are approximately 9 feet tall which is the upper acceptable limit for 2x4 construction, mainly due to the high wind loads of the Louisville area. No signs of interior finish material damage were observed.

Recommendations:

No recommendations at this time.

Gable end wall framing in attic - siding attached directly to studs

Wall framing in attic - douple top plate, top of stud, & original lathe

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EXTERIOR FINISHES

Description:

The entire original house, and main roof gable ends, are clad in painted wood clapboard siding. Based on observations in the attic, the clapboard siding is likely original. The smaller, protruding gable end facing LaFarge Ave. is clad in painted wood, Victorian-style shingles. The clapboard siding and Victorian shingles are present in the 1960's photo but indeterminable in earlier photographs. Based on the style, it is likely that the clapboard and shingle siding on the main house are original as both were common materials used on similar houses, built around the same time in the Louisville area.

The west addition also has painted wood clapboard siding. This siding however has a smoother profile with rounded edges when compared to the clapboard siding found on the original house. This clapboard siding is more typical of what is seen on similar houses in the Louisville area and further suggest that the siding found on the original house is original. The west addition is represented on the 1948 Boulder County Assessors card as a porch. The porch was enclosed after 1948 and the siding found on this portion likely dates to that time.

The siding profile used on the west addition to the house is also found where windows were filled-in on the original house, as discussed in the *Windows* section.

Original siding (left) and siding found on west addition (right)

Condition Evaluation:

The wood clapboard siding is in good condition.

Recommendations:

No recommendations at this time.

EXTERIOR MASONRY

Description:

There is no exterior masonry or any signs of exterior masonry existing in the past. The painted stone seen at the base of the original house is the original stone foundation, as discussed in the *Foundation Systems* section.

Original stone foundation

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EXTERIOR APPENDAGES

Description:

There is a 14-feet wide by 5-feet deep covered front porch on the east house façade, in the northeast corner. The front porch appears on the 1948 Boulder County Assessor card ground plan sketch, photos from the 1960's, 1948, and 1913, and is likely original. In all of the historic photos between 1913 and the 1960's the front porch is screen-ed in (see *Photographs and Illustrations* section). According to city records, the screened-in front porch was removed in 2000. At that time, the porch foundation was replaced, the deck was repaired or replaced, and new turned wood columns were added. The original footprint of the front porch remained the same and the roof of the front porch was not removed during the 2000 re-build, which appears today as it does in all of the historic photos.

The 1960's photo likely shows the screened-in front porch as it originally existed. Notable features include: boxed-out columns in the corners, screens on all sides, a door centered on the main house gable, and a tapered half-wall with wood shake-shingle siding.

The west addition on the house was originally a porch. It is unclear when the porch was added but is present in the 1948 Boulder County Assessor card ground plan sketch. At some point around 1948 the porch was enclosed as part of the main house.

On the south side of the house there is a 6-feet wide by 3-feet deep wood landing with steps to grade that was constructed in 2001 when the French doors were added (see *Doors* section).

Condition Evaluation:

The front porch, west addition, and south landing are in good condition. The foundations and roof structures of the front porch and west addition are addressed in the *Foundation Systems* and *Roof Systems* sections.

Wood landing on south side of house

Recommendations:

1. Address the foundations and roofs of the front porch and west addition as prescribed in the *Foundation Systems* and *Roof Systems* sections.
2. Consider restoring the front porch to a screened-in porch. The screened in porch appears to be original as it is present as early as the 1913 photo. The 1960's photo can be used to re-create the porch. The tapered half-wall with wood shake-shingle siding is a common feature on houses built around the same time in the Louisville area and several examples still exist.

Covered front porch

West addition

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3.4 ENVELOPE – ROOFING & WATERPROOFING

ROOFING SYSTEMS

Description:

The entire house and covered porch roof have an asphalt composite shingle roof that was added in 2018, according to city records. According to city records, a wood shingle roof was removed and replaced with an asphalt composite shingle roof in 1998. The new roof added in 2018 was likely added due to hail damage, as was common in the Louisville area at this time. The wood shingle roof in the 1960's photo is likely the original roof that was removed in 1998.

Mid-roof and upper-roof ventilation are present on the south side of the main gable, were likely added in 2018, and appears to be adequate ventilation for the roof area.

Condition Evaluation:

The asphalt composite shingle roof and roof venting are in good condition.

Recommendations:

No recommendations at this time.

SHEET METAL FLASHING

Description:

Metal flashing is found around the brick chimney penetration through the roof. The date that the metal flashing was applied is unknown. Painted metal flashing is also found where the porch roof and the west addition roof meets the gable end wall of the main house. The front porch flashing does not appear in the 1960's photo and was likely added in 1998 when a new roof system was installed.

Condition Evaluation:

The metal flashing is in good condition.

Recommendations:

No recommendations at this time.

Asphalt composite shingles, roof venting, & metal flashing at low roof & chimney

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PERIMETER FOUNDATION DRAINAGE

Description:

A perimeter foundation drain was not observed during the inspection. Due to the construction time period and construction methods used, it is unlikely that a perimeter foundation drain exists.

DRAINAGE SYSTEM, GUTTERS & DOWNSPOUTS

Description:

Painted white, k-style gutters are found on both the north and south sides of the house gable and on all sides of the hipped covered front porch and west addition roofs. 2x3 downspouts are located at all four corners of the house with the house roof emptying into the front porch gutters and then through a downspout in the corner of the house.

All of the downspouts, except for the one in the southwest corner, have adequate gutter extensions directing water several feet away from the house foundation. The downspout in the southwest corner discharges directly at the house footprint. Gutters and downspouts do not appear in the 1960's photo and were likely added in 1998.

Condition Evaluation:

The gutters and downspouts are in good condition. The discharge location of the downspout in the southwest corner is in poor condition as it discharges water next to the foundation, with the potential to cause foundational damage.

Recommendations:

Add an extension to the downspout in the southwest corner. This downspout it near a concrete path so a flexible extension is recommended to divert water away from the house foundation without creating a tripping hazard in the walk path.

Proper downspout extension

Add flexible downspout extension

SKYLIGHTS / CUPOLAS

Description:

There are no skylights or cupolas.

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3.5 WINDOWS & DOORS

DOORS

Description:

The front door is a stained wood door with a quarter-lite, dentils, and decorative carvings. This door appears to be in the original location and is possibly original as the door style is similar to other historic doors found in the Louisville area. The front door has an aluminum, full-lite storm door.

There are two doors on the north side and west side of the west addition. Both of these doors are painted wood doors with half-lites and aluminum storm doors. Both of these door locations were likely added when the rear porch was enclosed and the north location is present in the 1960's photo.

South side French door

On the south side of the original house is a painted wood French door with full divided lites and a transom. According to city records, this door was added in 2001 and replaced a window in this location.

Condition Evaluation:

The north, west, and south doors are in good condition. The front door is in fair condition as it needs to be re-finished. There are no issues with opening, closing, or sealing in any of the doors.

Recommendations:

Re-finish and stain the wood front door.

Front door & storm door

West door & storm door

North door & storm door

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WINDOWS

Description:

On the east and north façades of the original house are several wood, single-hung windows that appear to be original and are sealed shut. The windows are tall and narrow, and there are two locations of paired windows. Smaller, triple-paired windows are located in the kitchen. There is a matching window in the gable end. All of these windows appear in the 1960's photo (excluding two hidden by the screened front porch). The style of windows is similar to what is commonly found on houses built in the early 1900's in the Louisville area. The presence of the operable window in the gable end in the 1913 photo suggests that the attic space in which it is located was finished by this point in time. There is a matching window in the west side gable as well.

In the northwest corner of the west addition there are six fixed, wood with divided lites, upper windows. These windows were likely added when the porch was enclosed. In the southwest corner of the west addition are two wood, wide and narrow, glider windows, one on each side. These windows do not match any other windows found on the house and appear to be the most recent addition but the date that they were added is unknown.

On the south side of the house is a wood double-hung window that is still operable. Siding patchwork on the exterior of the house reveals that this window location used to have a taller window, of similar size to the other tall and narrow single-hung windows, that was likely original.

Original window size seen in siding patch

According to city records, a window was replaced in 2001 with the current French door. This window likely matched the other single-hung windows and was likely original. The new French door now has a transom above that was added at the same time as the door in 2001.

Condition Evaluation:

All of the windows are in fair condition. Most of the windows are no longer operable and those that still are show signs of poor sealing.

Recommendations:

1. Replace all windows with new, operable windows that match the styles currently found. The glider windows may or may not be original to these locations. Clues as to the original window sizes may still exist in the framing. If the framing is exposed for repairs in the future, consider replacing these windows with windows matching the style found in the northwest corner of the west addition.
2. Replace the French door on the south side with a tall and narrow window, as found on the remainder of the original house.
3. Replace the window in the bathroom with a taller, single-hung window, as seen in the siding patch, with a window that matches those found on the remainder of the house.

Kitchen windows

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3.6 EXTERIOR DETAILS

SOFFIT & FASCIA

Description:

Soffit and fascia are built of 1x boards on all of the roof eaves and overhangs. The fascia is plumb-cut and soffits are boxed-out on the front porch and the west addition. The rafters are square-cut on the original house roof.

Soffit, fascia, & frieze board

Condition Evaluation:

The soffit and fascia are in good condition.

Recommendations:

No recommendations at this time.

TRIM

Description:

Painted 1x4 corner trim and frieze board are found throughout the original house and west addition. A decorative cornice separates the clapboard siding and the shingles in the smaller east gable. All of this trim appears in the 1960's photo and appears to be original.

Typical 5-piece, painted wood window trim is found on all of the windows on the original house, the two windows in the gable ends, the front door, and the French door. 4-piece window trim is found on the windows and doors in the west addition. All of the window trim seen in the 1960's photo matches what is present in 2020, appears to match the earlier photos from 1948 and 1913, and is likely original.

Condition Evaluation:

All of the trim is in good condition.

Recommendations:

No recommendations at this time.

ORNAMENTATION

Description:

There is no ornamentation or any signs of ornamentation existing in the past.

4-piece window trim

5-piece window trim, corner trim, & cornice

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3.7 MECHANICAL SYSTEMS

HEATING & AIR-CONDITIONING

Description:

Heating is provided to the entire house through a gas-fired, forced-air furnace, located in the basement. The furnace is atmospherically vented through the roof. Supply lines run through the basement and crawlspace to registers in the floor of the main level.

Air conditioning is provided through the furnace system. The air condensing unit is located on the south side of the house, in the southwest corner and the condensate line penetrates the exterior wall and runs through the basement. Additionally, a window a/c unit was being used in the east gable window during the site visit. No heating and cooling registers service the attic living space.

Forced-air furnace in basement

A brick chimney runs withing the roof structure, through the center of the roof. There is evidence of the chimney on the main floor but no longer in the basement. Chimney was likely added when the basement was dug out to accommodate a coal-burning furnace located in the basement. The chimney is visible in the 1948 image and according to city records, was repaired in 1998.

Condition Evaluation:

The furnace, air conditioning, and supply lines appear to be in good condition but were not tested during the site visit.

Recommendations:

No recommendations at this time.

VENTILATION

Description:

Ventilation is handled through operable windows. Several of the original windows are no longer operable. Please reference the *Windows* section.

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WATER SERVICE, PLUMBING, & SEWER UTILITIES

Description:

A standard 40-gallon, gas-fired water heater is located in the basement and is atmospherically vented through the roof. The water delivery system is primarily copper but there are several galvanized water lines in the basement that appear to still be in use.

Waste lines are a mix of primarily ABS and some cast iron. According to city records, the sewer line was partially replaced in 1998 and then again in 2017.

Condition Evaluation:

The copper distribution system appears to be in good condition. The several galvanized pipes appear to be a mixture of some that are still in use and others that are abandoned. The galvanized pipes are in poor condition.

Where exposed, the ABS waste lines are in fair condition. Connections to the cast iron lines are in poor condition and most of the cast iron piping is in poor condition as there are several signs of rust and deterioration.

The sewer line was not observed during the inspection, but due to the partial replacement in 2017, is likely in good condition.

Recommendations:

1. Work with a licensed plumber to remove all galvanized piping, those that are still in use and those that are abandoned, and run new distribution lines, either copper or PEX to all plumbing fixtures.
2. Work with a licensed plumber to remove and replace any deteriorated cast-iron waste lines and any ABS lines that show signs of deterioration.

Plumbing distribution & waste lines - some appear to be abandoned

Water heater

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FIRE SUPPRESSION – SPRINKLERS

Description:

No fire suppression was observed.

3.8 ELECTRICAL SYSTEMS

ELECTRICAL DISTRIBUTION SYSTEM

Description:

Electrical service to the house is brought in overhead from the west alley, in the southwest corner of the lot, and enters on the south side of the house, in the southwest corner, where the electrical meter and main panel are located. Overhead service runs from the house to a sub-panel in the garage. The garage sub-panel were not accessible for inspection. The main panel is a 150-amp panel that was added in 1999, according to city records.

Electrical distribution throughout the house is Romex and was added in 1999, according to city records. The original electrical distribution was knob and tube and there are still several fixtures that appear to run on the original knob and tube wiring.

Main electric panel

Condition Evaluation:

The electrical service and wiring updated to Romes are in good condition. The original knob & tube wiring are in poor condition.

Recommendations:

1. Replace any remaining knob & tube wiring with new Romex wiring.
2. Consider updating to a 200-amp panel.


Romex and original knob & tube wiring in basement

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LIGHTING

Description:

The front door and south French doors have sconce lights installed near to them and it appears that one was installed at one point next to the north door that has since been removed and patched. A down light is attached to the soffit above the west door and motion sensor flood lights are located where the west addition meets the original house, facing towards the gravel driveway.

Condition Evaluation:

The exterior sconce and flood lights are in good condition. The light above the west door appears to be a temporary installment.

Recommendations:

1. Consider replacing all exterior light fixtures with full cutoff, high-efficiency units.
2. Add a full cutoff, high efficiency sconce light to the north door where there previously was a fixture.


Patched exterior light location


Light at west door


Flood lights

FIRE DETECTION SYSTEM

Description:

There is no fire detection system, or any signs of a fire detection system having existed in the past.

SECURITY SYSTEMS

Description:

There is no security system or any signs of a security system having existing in the past.

4.0 ANALYSIS AND COMPLIANCE

4.1 HAZARDOUS MATERIALS

Due to the age of the building, the finish coatings may contain lead-based paint and asbestos may be present in the plaster topcoat. A professional evaluation should be conducted to determine the presence of any hazardous materials.

4.2 MATERIALS ANALYSIS

Does not apply.

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4.3 ZONING CODE COMPLIANCE

Lot Dimensions:	75' x 105'
Lot Size:	7,875 sf (Improvement Survey Plat)
Zoning:	RM (one residential unit per 3,500sf)
	Property is subject to the Old Town Overlay Zoning District Regs

Areas of levels in square feet (sf):

First (above ground) finished area:	913 sf
Second floor finished area (may not qualify for floor area per code):	348 sf
Detached garage:	699 sf
Enclosed porch area:	65 sf

Allowable Building Height (from existing grade):

Primary Structure:	27'
Accessory Structure:	20'

Lot Coverage:

Existing:	1,835 sf	23.3%	First floor + porch area + garage + shed
Allowable:	2,450 sf		615 sf remain
Preservation:	2,756 sf	35%	921 sf remain
Landmark:	3,150 sf	40%	1,315 sf remain

Floor Area Ratio:

Existing:	1,960 sf	24.8%	First floor + garage + studio areas
Allowable:	2,799 sf		839 sf remain
Preservation:	3,150 sf	40%	1,190 sf remain
Landmark:	3,543 sf	45%	1,583 sf remain

Setbacks:

Front:	20'	(could be different depending on the front of neighboring house locations)
Front Porch:	6'	(6' encroachment into front yard & street side yard setback)
Rear:	25'	
Side (side street)	15'	(10' with Preservation or Landmark Designation)
Side (interior lot line):	7'	(5' with Preservation or Landmark Designation)
Accessory Rear:	3'	
Accessory Side:	3'	

Note: Building area square footages are taken from:

- ISP dated August 13, 2020
- As-built measurements as measured from the interior face of wall, by DAJ Design

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5.0 PRESERVATION PLAN

5.1 PRIORITIZED WORK

CRITICAL DEFICIENCY

- Repair the crawlspace beam line and provide concrete foundation supports below each of the new and existing posts.
- All exposed stone foundations should be repaired and repointed. The north foundation wall, towards the east end of the building, specifically needs repair.
- Further investigation of the wood/concrete retaining wall between the crawlspace and the basement is needed. Likely, the studs should be replaced and/or properly anchored top and bottom.
- The newer concrete walls below the original stone walls in the basement should be monitored and/or further investigated. Over time, the joint between the two types of foundation may result in water infiltration and movement. In addition, it is unclear if there is a proper footing below to help retain earth and prevent overturning.
- Add additional joists or interior supports to reduce the joist span and help reduce floor deflection.
- Further review the double plate being used as a bearing wall to support the main floor, upper floor, and roof framing. Either additional posts or a deeper beam system may be needed to properly support the loads above.
- Repair and replace the wall structure at the north foundation wall once the foundation issues have been properly addressed as discussed above.
- Work with a licensed structural engineer to properly provide support of the floor framing around the stair opening to the basement. This will likely require a new structural beam and support of interrupted floor joists.
- Add an extension to the downspout in the southwest corner. This downspout is near a concrete path so a flexible extension is recommended to divert water away from the house foundation without creating a tripping hazard in the walk path.
- Replace all windows with new, operable windows that match the styles currently found.
- Work with a licensed plumber to remove all galvanized piping, those that are still in use and those that are abandoned, and run new distribution lines, either copper or PEX to all plumbing fixtures.
- Work with a licensed plumber to remove and replace any deteriorated cast-iron waste lines and any ABS lines that show signs of deterioration

SERIOUS DEFICIENCY

- Around the entire perimeter of the house, the finished grade should be a minimum of 6” below the top of the foundation and slope away from the foundation wall.
- The drainage around the house should be maintained to be positive away from the house for at least the first 5 feet.
- Re-grade the northeast corner of the lot, removing the retaining wall, and sloping the grade to drain towards the street curb and gutter.
- Add additional ceiling members or intermediate ceiling beams to reduce ceiling joist spans. The 2x4 cripple walls add additional load to an already over-stressed ceiling system.
- Investigate the roof framing in the west addition and front porch to determine if they need additional support.
- Re-finish and stain the wood front door.
- Replace the French door on the south side with a tall and narrow window, as found on the remainder of the original house.
- Replace the window in the bathroom with a taller, single-hung window, as seen in the siding patch, with a window that matches those found on the remainder of the house.
- Replace any remaining knob & tube wiring with new Romex wiring.

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MINOR DEFICIENCY

- Consider restoring the front porch to a screened-in porch. The screened in porch appears to be original as it is present as early as the 1913 photo. The 1960's photo can be used to re-create the porch. The tapered half-wall with wood shake-shingle siding is a common feature on houses built around the same time in the Louisville area and several examples still exist.
- Consider updating to a 200-amp panel.
- Consider replacing all exterior light fixtures with full cutoff, high-efficiency units.
- Add a full cutoff, high efficiency sconce light to the north door where there previously was a fixture.

5.2 PHASING PLAN

A phasing plan is not available at this time.

5.3 ESTIMATE OF PROBABLE COST OF CONSTRUCTION

A probable cost of construction is not available at this time.

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6.0 PHOTOGRAPHS AND ILLUSTRATIONS

Looking West from Pine St. – May, 1913

East Elevation – 1948 Boulder County Assessor Card Image

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East Elevation - 1960s

East Elevation – 2020

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Northeast Corner – 2020

North Elevation - 2020

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Northwest Corner - 2020

West Elevation – 2020

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Southwest Corner – 2020

South Elevation - 2020

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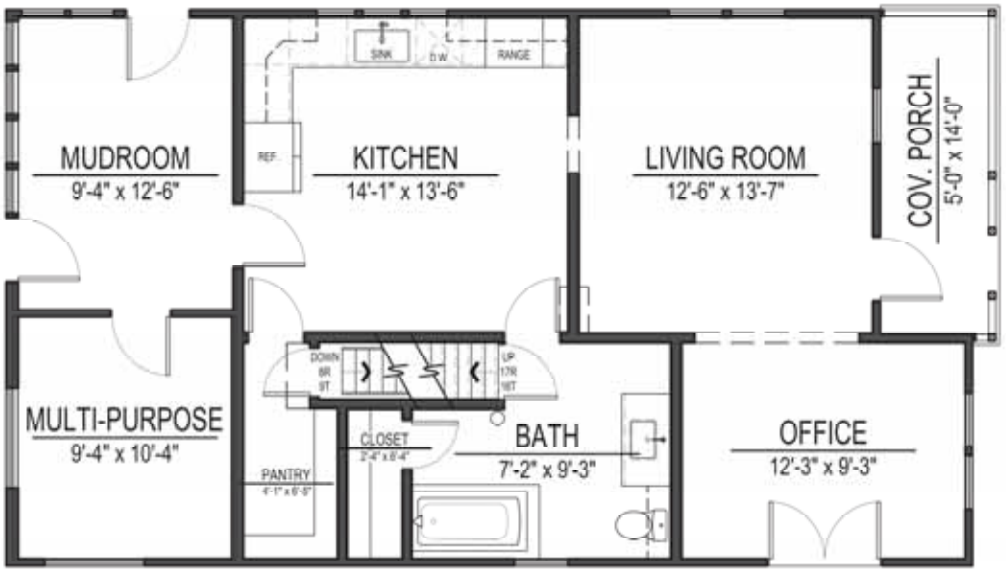

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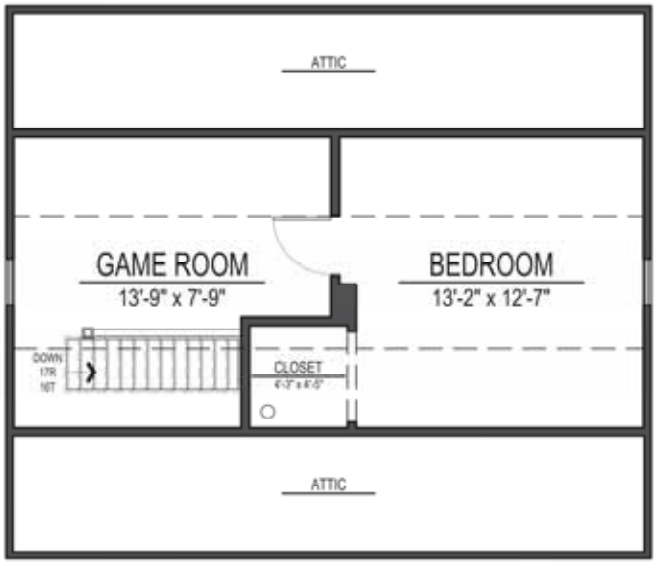
MAIN LEVEL FLOOR PLAN

SCALE: N.T.S.

NORTH



1
A1.2

UPPER LEVEL FLOOR PLAN

SCALE: N.T.S.

NORTH

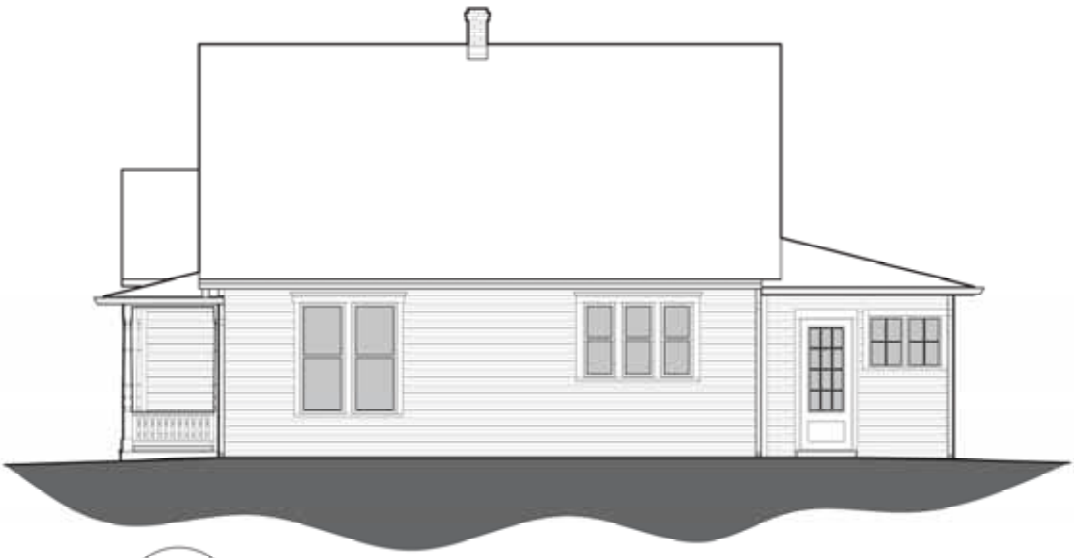
DAJDESIGN
ARCHITECTURE+INTERIORS

922A MAIN STREET
LOUISVILLE, CO 80027
T (303) 527-1100
INFO@DAJDESIGN.COM
WWW.DAJDESIGN.COM

1
A2.1

BUILDING EAST ELEVATION

SCALE: N.T.S.



1
A2.2

BUILDING NORTH ELEVATION

SCALE: N.T.S.

DAJDESIGN
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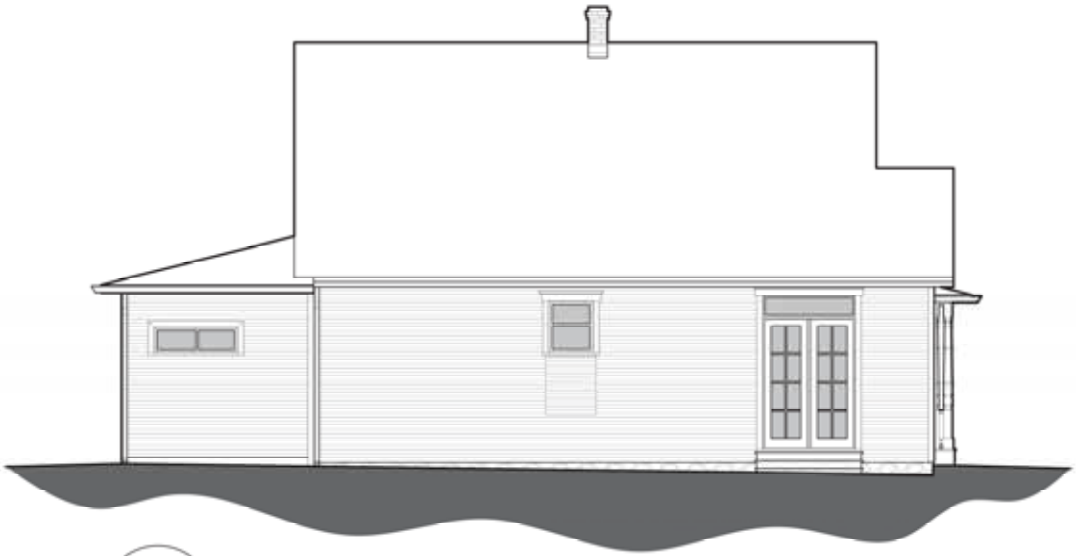
1
A2.3
BUILDING WEST ELEVATION
SCALE: N.T.S.



1
A2.4
BUILDING SOUTH ELEVATION
SCALE: N.T.S.

Glenn Frank Engineering
Engineering Structures that Endure

Structural Engineering Consultants
2400 Central Avenue
Suite A-1 South
Boulder, Colorado 80301
303.554.9591

August 28, 2020

Attn: Andy Johnson
DAJ Design
Louisville, CO

Dear Andy,

Below is a summary of our structural observation at the existing building located at 633 Lafarge. The summary also includes our structural assessment of the existing structure. Please feel free to contact us with any questions.

I. Building Description:

The building was constructed in the late 1800s or early 1900s based on the county records, however, there appears to have been an addition on the west side of the building that was completed at a later date. This addition may be pre-fabricated and remodeled over the life of the building. The time period for the addition is information we were not able to determine. The building is currently being used as a single-family residence.

The building is a 2-story structure with what appears to be an attic that was converted to living space at a later date. There were no dormers in the attic/roof construction. The original house was built above a crawlspace. Later, approximately half the crawlspace was lowered to create a basement, (it is unknown when during the life of the building this occurred). No access is available below the rear addition. The basement is accessed by an interior stair at the center of the building, below the stairs to the upper attic/living area.

The building is a wood-framed structure supported by an original stone foundation. Concrete foundations were used to create basement spaces. Roofing consists of asphalt shingles at all areas, including the front porch and rear addition. Interior floor finishes are primarily wood flooring (the original 1x3 floor sheathing finished) and lath and plaster interior wall finish. The basement floor is concrete.

Also, on the property are the following additional structures:

1. A detached wood framed garage supported by a slab-on-grade on the south west corner of the building lot
2. A small shed in the back yard.

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II. Roof Framing:

A. Description:

The roof framing above the main portion of the house consisted of the following:

1. Rafters are 2x4s at 24" o.c. and 2x6 ceiling joists at 16" o.c. It is unknown if the ceiling joists are spliced at the center bearing wall.
2. There does not appear to be a joining ridge member, but we noted collar ties 1-2 feet from the ridge. The size, spacing and attachment of the collar ties is unknown.
3. 2x4 cripple walls were built below the rafters, down to the ceiling joists at approximately 5'-0" from the exterior walls. This denoted attic space from living space in the 2nd story. This also reduced rafter spans but increased the loading on the ceiling joists.
4. Original roof sheathing consisted of 1x decking with large spaces between each member. Another layer of OSB sheathing was installed above the 1x sheathing. The decking varied in width from 4" to 12".
5. The gable ends were framed with 2x4 studs, balloon-framed from the main level exterior wall below.
6. We were unable to verify the roof framing in the rear addition. This location had a flat ceiling and is likely framed with 2x rafters with 2x ceiling joists. There was no access to the roof framing at the addition.
7. We were unable to verify the front porch construction. There was no access. It is likely that it is framed with 2x rafters and 2x ceiling joists. The porch appeared to have been constructed more recently, as evidence from below in the crawlspace/basement. The crawlspace extended below the floor of the porch.

B. Condition/Evaluation:

The roof was in fair condition and very typical framing for a building of this age. There was little to no evidence of water damage, (at least where we were able to observe the roof from the south side in the attic). There was no evidence of damaged or poor performing rafter or ceiling joists. The ceiling cracks and roof performance were similar to other buildings we have observed of this type and age.

C. Recommendations:

The owner and architect are to note that the assumed roof and ceiling structure is not to current code standards, however it has performed adequately and if it is not revised will likely perform in a similar manner to how it has for nearly 120 years. Since Louisville did not likely have a building code at this time, we are unable to determine if it was built to a code or engineered at the time of construction. We can safely say that it was built to a similar standard of the other buildings we have observed from this time period.

We would recommend some of the following framing items from the prescriptive section of the IRC code:

1. Additional ceiling members or intermediate ceiling beams to reduce ceiling joist spans. The existing 2x4 cripple walls only add additional load to an already over-stressed

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ceiling joists, particularly on the north side of the building where the ceiling span is larger (14'-0" +/-)

2. We would not recommend adding additional roofing materials, such as an additional layer of shingles, (the code allows up to two layers), or solar panels without further rafter and ceiling reinforcement. The owner/architect should also keep in mind that any energy upgrades, such as increased insulation to the attic, could result in prolonged snow retention on the roof and could ultimately affect roof performance without first completing structure reinforcement.
3. The rear addition roof framing should be investigated to determine if it needs additional support.

All new repairs should be specified by a licensed Structural Engineer. We recommend that repair details be provided and submitted to the City of Louisville for review and be observed by the Engineer and City Inspectors during construction.

III. Main Level Exterior Wall Framing:

A. Description:

The wall framing was not exposed at the main level for our review. It is likely a 2x4 stud wall with studs at regular spacing. The addition at the rear of the building appears to be of similar construction and is likely 2x4 or 2x6 stud walls with studs at a regular spacing.

The front porch roof framing is supported by wood posts. These posts are boxed out and it is difficult to determine the structure inside.

B. Condition/Evaluation:

Since we were unable to observe any exposed structure in the walls, we are unable to evaluate the walls or determine if there is any structural damage. The wall heights were likely 9'-0"+ tall, which is the upper limit for 2x4 construction, mainly due to our high wind loads. We saw no signs of interior finish material damage.

C. Recommendation:

At this time, we do not have any recommendations for repairs to the exterior walls at the main level. The owner is to note that they will need to be evaluated if any remodels or additional load is to be added. It is likely that additional studs may need to be added for the increased loads above in combination with the wind load on the building.

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IV. Floor Framing:

A. Description:

The existing floor framing consists of 2x6 joists at 24" o.c. The joists appear to be supported by exterior foundation walls, an interior beam line in the crawlspace and a double plate system supported by wood logs directly below the bearing wall above. The crawlspace beam is a 4x beam supported by 2x and 4x posts, with the bottom in the crawlspace dirt. The main beam between the crawlspace and basement areas is (2) 2x6 flat plates with round, tree post supports. The spacing of the posts at each beam is random and varies. There is also a stud wall adjacent to the center-most beam line. These studs are attached to both the slab and floor joists, coated with concrete and help retain crawlspace earth.

The beams continue from the west end of the original house to the east end. In addition, a new (2) 2x12 beam with adjustable pipe columns and new concrete footings was added at the north east portion of the house. From the beam, pressure treated 2x joists were installed to a new east foundation to support the front porch. The location of the new (2) 2x12 beam appears to be the original east edge of the building, and the existing foundation was removed at this location.

Sheathing and flooring consists of 1x3 T & G, with no additional floor above. The 1x3 sheathing was finished to act as the final finished floor material. We suspect that the rear addition may be wood flooring over a concrete slab but were unable to verify this assumption. No anchor bolts between the sill plate and the foundation were observed.

Lastly, the bearing of the joists along the north stone foundation wall seemed to have been compromised. A stud wall was built on the crawlspace grade to support the joists at this location.

B. Condition/Evaluation:

The main level 2x6 joists were in good condition and the span and size of the joists are typical for buildings that we see of this type and age. The joists size and spacing do not meet minimum IRC code requirements, especially for the 24" o.c. spacing and the 10'-0" span. The longer 14'-0" span was reduced by the interior beam line in the crawlspace.

C. Recommendations:

It is our recommendation that the following floor repairs be completed:

1. Additional joists should be added or alternately interior supports to reduce joist span and help reduce floor deflection.
2. Further review of the double plate being used as a bearing wall to support the main floor, upper floor and roof framing above is needed. Either additional posts or a deeper beam system may be needed to properly support the loads above.

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3. Further review and possible replacement of the beam and posts in the crawlspace may be required. Please see the foundation section for further information about proper support of the wood posts.
4. Repair and replacement of the wall structure at the north foundation wall is likely required once the foundation issues have been addressed properly. Please see the foundation section of the report for further information.
5. Proper support of the floor framing around the stair opening to the basement is needed. This will likely require a new structural beam and support of interrupted floor joists.

All new repairs should be specified by a licensed Structural Engineer. We recommend that repair details be provided and submitted to the City of Louisville for review and be observed by the Engineer and City Inspectors during construction.

V. Foundation:

A. Description:

The original existing foundation consists of stone, a thin concrete covering at some areas over the original stone and either concrete or masonry where the foundation was extended to create a basement and the new front porch. We were unable to verify the foundation at the rear addition. The original stone foundation was only approximately 2'-3' tall. At some time after the original construction, concrete walls were added below the foundation walls to lower the elevation of the interior and allow for a basement in half of the building. These interior foundation walls help retain the soil below the original walls and lower the elevation of the basement. In addition, a floor slab was added to this area.

At the front of the building, a concrete foundation was added to enlarge the crawlspace area and create a front porch. This is described in the floor framing section above. This also includes new concrete pads to support the new floor framing inside the crawlspace.

Lastly, the stud wall between the crawlspace and basement was coated with concrete and retains the crawlspace grade. This is discussed in further detail in the section above and below.

The building site is fairly level, with a slight slope to the south. There is no significant slope away from the building on the north, east and west sides.

B. Condition/Evaluation:

Our evaluation of the existing foundation walls was limited. We are unable to evaluate the concrete walls retaining the earth below the original foundation walls. Both the original and the concrete retaining walls show little signs of cracking where visible, except at one location in the crawlspace. We do not know what type of footing is below the retaining walls, if any, and how they are restrained.

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We did not observe any foundation below the posts supporting the beams in the crawlspace and it is likely that the round, tree-like posts are only bearing on the slab below. We could not observe the foundation below the rear addition. The newer front foundation wall is concrete and seems to be in good condition, including the concrete pads supporting the east edge of the original house.

We would call the condition of the foundation of the main house poor to fair. Some sections are in good shape and others need to be addressed. It has performed adequately over the years, with only a few signs of distress, however, has likely moved resulting in uneven floors, etc.

The site drainage and slope away from the building could be improved, eliminating any negative slope to the house. There are some minor signs of water infiltration at the foundation walls, but less than most buildings of the type and age.

C. Recommendations:

We would recommend the following investigations and repairs of the existing foundation:

1. Repair the crawlspace beam line and provide concrete foundation supports below each of the new/existing posts.
2. All exposed stone foundations should be repaired and “re-tuck pointed”. The north foundation wall, towards the east end of the building, needs repair. This should be addressed along with proper support of the floor framing, as mentioned above.
3. Further investigation of the wood/concrete retaining wall between the crawlspace and basement is needed. Likely, the studs should be replaced and/or properly anchored top and bottom.
4. The newer concrete walls below the existing stone walls in the basement should be monitored and/or further investigated. Over time the joint between the two types of foundation may result in water infiltration and movement. In addition, it is unclear if there is a proper footing below to help retain earth and prevent overturning.

The owner is to note that the current foundation is not suitable for a second story and significant structural modifications to the foundation would be required to support additional loading from a remodel or addition. All new repairs should be specified by a licensed Structural Engineer. We recommend that repair details be provided and submitted to the City of Louisville for review and be observed by the Engineer and City Inspectors during construction.

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VI. Structural Conclusions:

A. In our professional opinion, the building's structure is adequate for its continued safe use. The construction does not meet all modern code standards; however, it has performed adequately up to this point. We recommend that a licensed Structural Engineer be retained to further evaluate the structure, provide the repairs recommended in each of the sections of this report and assist in any modifications to the structure proposed by the owner and an architect.

It is also important to note that a significant portion of the building's structure was not exposed for our review. There may be damaged structure that we were not able to observe due to finish materials. Also, additional cosmetic imperfections could arise, which is normal for an old structure.

B. An extreme event occurring at the site, such as a tornado, a serious (rare) earthquake or other unforeseen event could significantly damage the structure. But this is also true for most old structures in Louisville (and probably for some modern structures), and is only mentioned for completeness of this report.

C. Roof gutters shall be maintained in a clean and functional state. Downspouts should have extenders to direct roof drainage away from the foundation. This will help to continue the life-span of the existing foundation.

D. The garage structure appeared to have been built on a concrete slab-on-grade with typical 2x4 wall construction and prefabricated roof trusses. It appears to be fairly new and in good shape.

E. A licensed Structural Engineer should be contacted to provide appropriate repairs once the owner has decided on a final ceiling elevation. We recommend that repair details be provided and submitted to the City of Louisville for review and be observed by the Engineer and City Inspectors during construction.

VI. Summary and Limitations:

A. Summary:

1. The goal of this report was to provide an overview of the building's structure and foundation, and identify areas where remedial work in the near future is prudent.

2. The recommended remedial measures are intended to promote the building's continued safe use, and are not intended to eliminate all existing and potential future cosmetic defects.

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B. Limitations:

1. The information contained in this report is the author's professional opinion based on visual evidence readily available at the site, without the removal of existing finish materials. Of course, this means there could be hidden defects which are not discoverable at this time, without demolition of finish materials. That is true for most buildings, and an inherent limitation for this kind of report. Should additional information become available or additional movement is perceived, we recommend that our firm be contacted for further review.

2. The issuance of this report does not provide the building's current or future owners with a guarantee, certification or warranty of future performance. Acceptance and use of this report does not transfer financial liability for the building or the property to the author or this engineering firm.

3. The report is also only preliminary to make note of areas that need to be addressed. A licensed Structural Engineer should be retained to provide a more thorough investigation and provide appropriate repair details for all necessary repairs.

Sincerely,

Jesse Sholinsky, P.E.

Resource Number: 5BL921
Temporary Resource Number: 157508435012

COLORADO CULTURAL RESOURCE SURVEY OAHP1405

Cultural Resource Re-evaluation Form

Rev. 9/98

1. Resource Number: 5BL921 2. Temp. Resource Number: 157508435012

2A. Address: 633 LaFarge Avenue, Louisville, CO 80027
Previous address prior to 1939: 130 LaFarge, 140 LaFarge, 146 LaFarge. Louisville addresses were changed in 1939. LaFarge is sometimes spelled La Farge. Alternate addresses may be 633 La Farge, 130 La Farge, 140 La Farge, and146 La Farge.

3. Attachments
(check as many as apply)
__X__ Photographs
__X__ Site sketch map
__X__ U.S.G.S. map photocopy
___ Other _____
___ Other _____

4. Official determination
(OAHP USE ONLY)
___ Determined Eligible
___ Determined Not Eligible
___ Need Data
___ Nominated
___ Listed
___ Contributing to N.R. District
___ Not Contributing to N.R. Dist

5. Resource Name: Historic Name: Stecker / Kerr/ Brennan House

Current Name: McWilliams House

6. Purpose of this current site visit (check as many as apply)

____ Site is within a current project area
__X__ Resurvey
__X__ Update of previous site form(s)
____ Surface collection
____ Testing to determine eligibility
____ Excavation
____ Other

Describe This property is within the Jefferson Place Subdivision in Louisville, which is being evaluated for historic district potential in 2010 – 2011. This resurvey is part of the historic district evaluation process.

7. Previous Recordings: Architectural Inventory Form 2000, as part of “Old Town” Louisville Historical Building Survey by Carl McWilliams of Cultural Resource Historians. Historic Building Inventory Record 1985 by S. Mehls, C. Mehls of Western Historical Studies.

8. Changes or Additions to Previous Descriptions:

Construction History:

Louisville contractor Herman H. Fischer constructed the house at some time between 1900 and 1908. A barn, southwest of the house, was built shortly thereafter, but removed in 2010 along with a small tool shed that was located east of the barn. A hipped-roof rear porch addition on the west side predates 1950.

In 2000, the porch, deck and porch foundation were replaced. The porch roof was retained, supported by new posts designed to match the scrollwork brackets on the house. The scrollwork brackets are not original, having been added at some time between 1950 and 2000. In 2001, a window on the south wall was removed and replaced with a pair of French doors painted green, with a clear transom light above, leading to a wood deck.

A small shed has been added since 2000. This is a small structure with a front gable roof covered with green asphalt shingles. The exterior is clad with vertical composition siding painted dark green with burgundy trim. There is one swinging door facing north and a pair of hopper windows on the east side.

Since the 2000 survey, the exterior siding has been painted dark green with dark burgundy and white trim. The main entry door is no longer painted but has a dark stain finish.

Landscape or special setting description: Jefferson Place Subdivision is a historic residential neighborhood adjacent to downtown Louisville. The subdivision is laid out on a standard urban grid of narrow, deep lots with rear alleys. Houses are built to a fairly consistent setback line along the streets with small front lawns, deep rear yards and mature landscaping. Small, carefully maintained single-family residences predominate. Most of the houses are wood framed, one or one and one-half stories in height, featuring white or light-colored horizontal wood or steel siding, gabled or hipped asphalt shingled roofs and front porches. While many of the houses have been modified over the years, the historic character-defining features of the neighborhood have generally been preserved.

633 LaFarge is consistent with these patterns, although the house is currently painted a dark color. It blends well with the scale and character of the neighborhood.

9. Changes in Condition: None.

10. Changes to Location or Size Information: None.

11. Changes in Ownership: Same ownership as 2000 inventory form.

12. Other Changes, Additions, or Observations:

Further research has yielded new information about the history of 633 La Farge.

This property has a common history with the properties at 722 Pine Street (5BL11317) and 720 Pine Street (5BL11316) located just to the west. All three properties have been in the same family for over 100 years, and for 633 La Farge, the ownership by one family has continued for nearly 130 years. Part of the significance of the history of these properties is that they reflect the early settlement of Louisville by numerous German-speaking immigrants.

These properties have made up more or less a family compound, with different family members living in different houses; at different times, the houses were also rented out.

It has been determined that Joseph and Agatha Stecker (or Stecher, or Stacher) came to the United States from Austria in 1881, according to their own reporting for the federal census. A naturalization record for Joseph Stecker that was summarized in Boulder Genealogical Quarterly, February 1994 (the record of which appears at www.Ancestry.com) indicates that Joseph came to the United States in 1882.

The Stecker family first acquired at least Lot 1 of Block 7 in 1882. (It is not clear from the online County property records whether this transaction also included Lots 2 and 3, but no separate warranty deed covering these lots was located.) The 1885 Colorado state census shows the “Stecher” family living in Louisville. Boulder County property records indicate that the Steckers acquired Lot 5, which constitutes 720 Pine, in 1889. It appears that they acquired 722 Pine, which is Lot 4, in 1909 (although this warranty deed was not recorded until 1932).

The 1948 Boulder County Assessor card for this house gives the date of construction as 1900. The Architectural Inventory Form for the Colorado Cultural Resource Survey that was completed in 2000 for 633 La Farge concluded that the house was contracted for in 1898 and completed in circa 1900. Looking at the Sanborn maps for 1893 and 1900, a one story structure can be seen in a slightly different location on this corner, and it is not until the 1908 Sanborn map that there appears a 1 ½ story house in the same location as the current structure. It can therefore be concluded that the likely time of construction was between 1900 and 1908. The house also appears in the approximate correct location on the 1909 Drumm’s Wall Map of Louisville, but it seems to be only on Lot 1, not on both Lots 1 and 2, as the 1908 Sanborn map would indicate.

Joseph and Agatha Stecker had five children, of whom only one, Annie, lived to adulthood. Two sons died in the 1890s in Louisville and are buried at Sacred Heart of Mary Cemetery (located between Louisville and Boulder), as are their parents, Joseph and Agatha.

Louisville directories first show a record for Joe "Sticker," a miner, in 1892. By 1896, he was both a miner and a dairyman. According to a written history prepared by the family, the Steckers kept cows at 633 La Farge "and sold milk, delivered in 5-pound lard pails." Agatha carried on their dairy business even after the death of Joe in 1904; the 1906 directory shows her still operating the dairy.

The 1904 Louisville directory shows Agatha Stecker, a widow, living at La Farge and Pine with her daughter, Annie. Agatha continued living at 633 La Farge for several more years. However, by the time of the 1916 directory, Agatha had moved next door to 722 Pine (then called 410 Pine). Agatha conveyed her ownership to these lots to her daughter, Annie, in 1919. It appears that Agatha continued to live at 722 Pine until near the time of her death in 1931.

At the time that Agatha moved to 722 Pine, her daughter, Annie, continued to occupy 633 La Farge, now with her husband, Robert Kerr, whom she married in 1909. Robert Kerr was born in Colorado in 1879 of an Irish born father and Canadian born mother. According to the family's written history, this Kerr family came to Louisville in 1900. Annie and Robert Kerr raised their daughters, Alma and Bertha, at 633 La Farge with Agatha Stecker living next door at 722 Pine.

In Louisville directories, the former address of 633 La Farge is most often given as 146 and 140 La Farge, although 130 La Farge is also given as an address for this residence.

Annie Stecker Kerr passed away in 1931 and Robert Kerr passed away in 1937. Their daughter, Alma, married Floyd Brennan; their daughter, Bertha, moved to California. In 1953, Bertha conveyed her interest in the family properties to her sister, Alma.

Louisville directories show that Alma and Floyd Brennan resided at 722 Pine, where Alma's grandmother Agatha Stecker had lived, in the 1950s. This is shown in the directories for 1955 through 1960.

For a period of time, the house at 633 La Farge was rented out by Alma and Floyd Brennan. For the years of 1953 through 1959, for example, Francis and Kathleen Kennedy are listed in Louisville directories as residing at 633 La Farge. Francis was a technician for RCA and Kathleen worked as a waitress at Louisville's Blue Parrot Café.

By 1966, Alma and Floyd Brennan were residing at 633 La Farge. Floyd Brennan worked for thirty-five years as a labor foreman with a construction company and passed away in 1984. Alma Brennan passed away in 1999.

Today, descendants of the Stecker/Kerr/Brennan family continue to own the three properties of 633 La Farge, 722 Pine, and 720 Pine.

Sources of Information

Boulder County "Real Estate Appraisal Card – Urban Master" on file at the Carnegie Branch Library for Local History in Boulder, Colorado.

Boulder County Clerk & Recorder's Office and Assessor's Office public records, accessed through http://recorder.bouldercounty.org.

Directories of Louisville residents and businesses on file at the Louisville Historical Museum.

Census records and other records accessed through www.ancestry.com.

Drumm's Wall Map of Louisville, Colorado, 1909

Sanborn Insurance Maps for Louisville, Colorado, 1893, 1900, and 1908

Green Mountain Cemetery Index to Interment Books, 1904-1925, Boulder Genealogical Society, 2006.

Sacred Heart of Mary Cemetery, Boulder County, records of burials, accessed through www.findagrave.com .

Resource Number: 5BL921
Temporary Resource Number: 157508435012

Archival materials on file at the Louisville Historical Museum, including: Brennan, Alma Kerr. "Stecker-Kerr-Brennan-McWilliams: A Short History of Five Generations of Louisville People, 1870-1988."

13. National Register Eligibility Assessment:

Eligible ____ Not eligible __X__ Need data____ ____

Explain: This house is associated with the historic development of Louisville as one of the early twentieth-century homes in Louisville's first residential subdivision, Jefferson Place. Although Jefferson Place was platted in 1880, little housing construction occurred until the early 1900s. It is significant for its architecture, as a good example of a Late Victorian style house. However, recent modifications to the front porch and south side window opening impact integrity of design and materials to the extent that the property is not individually eligible to the National Register. The building is significant for its association with European (Austrian) immigrant coal-mining families who flocked to Colorado's coal mining communities in the late nineteenth and early twentieth centuries in search of economic opportunities they could not find in their own countries. It is especially significant because it has been owned by a single family throughout its existence, up to the present day. The association with Austrian coal-mining immigrants is important, but not sufficiently significant for the property to be eligible to the National Register.

13A. Colorado State Register and Louisville Local Landmark: Eligible X
This property is individually eligible for the State Register under Criterion C for architecture as a good example of a Late Victorian style house (period of significance 1900-08). The property is eligible as a Louisville Landmark for architecture, and also because it is associated with the historic development of Louisville as one of the early twentieth-century homes in Louisville's first residential subdivision, Jefferson Place. Although Jefferson Place was platted in 1880, little housing construction occurred until the early 1900s. The building is significant for its association with European (Austrian) immigrant coal-mining families who flocked to Colorado's coal mining communities in the late nineteenth and early twentieth centuries in search of economic opportunities they could not find in their own countries. It is especially significant because it has been owned by a single family throughout its existence, up to the present day.

13B. Historic District Potential: This building is contributing to a Jefferson Place State Register or local historic district, and contributing to a potential Jefferson Place National Register historic district.

There is also potential for a small State Register and local historic district comprised of this building along with the associated adjacent houses at 722 Pine Street (5BL11317) and 720 Pine Street (5BL11316) located just to the west. All three properties have been in the same family for over 100 years, and for 633 La Farge, the ownership by one family has continued for nearly 130 years. Part of the significance of the history of these properties is that they reflect the early settlement of Louisville by numerous German-speaking immigrants. This potential small State and local historic district is significant under Criterion A, Ethnic Heritage, European, but needs data to establish what ethnic or cultural traditions are significant as a result of the family's immigration to Louisville.

Discuss: This building is being recorded as part of a 2010-2011 intensive-level historical and architectural survey of Jefferson Place, Louisville's first residential subdivision, platted in 1880. The purpose of the survey is to determine if there is potential for National Register, State Register or local historic districts. Jefferson Place is eligible as a State Register historic district under Criterion A, Ethnic Heritage, European, for its association with European immigrants who first lived here and whose descendants continued to live here for over fifty years. The period of significance for the State Register historic district is 1881 – 1980. Jefferson Place is potentially eligible as a National Register historic district under Criterion A, Ethnic Heritage, European. However it needs data to determine dates of some modifications, and to more definitely establish the significant impacts of various European ethnic groups on the local culture of Louisville. The period of significance of a National Register district is 1881 – 1963. Jefferson Place is eligible as a local Louisville historic district under local Criterion B, Social, as it exemplifies the cultural and social heritage of the community.

European immigrant families flocked to Colorado coal mining communities, including Louisville, in the late nineteenth and early twentieth centuries in search of economic opportunities they could not find in their own countries. Louisville's Welch Coal Mine, along with other mines in the area, recruited skilled workers from western Europe. In the early years before 1900, most of the miners who lived in Jefferson Place came from English-speaking countries.

Immigrants from England brought a strong tradition and expertise in coal mining. The English are widely credited with developing the techniques of coal mining that were used locally, and they taught these techniques to other miners. The British mining culture was instilled in the early Colorado coal mines. English immigrants also brought expertise in other necessary skills such as blacksmithing and chain forging.

Later Jefferson Place residents arrived from Italy, France, Austria, Germany, Hungary, Slovakia, and Slovenia, among other places. The Italians eventually became the largest single ethnic group in Jefferson Place and in Louisville as a whole. About one-third of the houses in Jefferson Place were owned and occupied by Italian immigrants. Italian immigrants left their mark on Louisville in the food and beverage industries. To the present day, downtown Louisville is known throughout the Front Range for its tradition of Italian restaurants. The impacts of the heritage and customs of the other European ethnic groups could be significant, but are not well documented and need further investigation.

14. Management Recommendations: The property is worthy of individual nomination to the State Register as well as nomination as a Louisville Local Landmark.

15. Photograph Types and Numbers: 5BL921_01 through 5BL921_05

16. Artifact and Field Documentation Storage Location: Electronic files of forms with embedded photos and maps at Colorado Historical Society. Electronic files of forms, and electronic files of photographs at City of Louisville, Colorado, Planning Department.

17. Report Title: Historical and Architectural Survey of Jefferson Place Subdivision, Louisville, Colorado

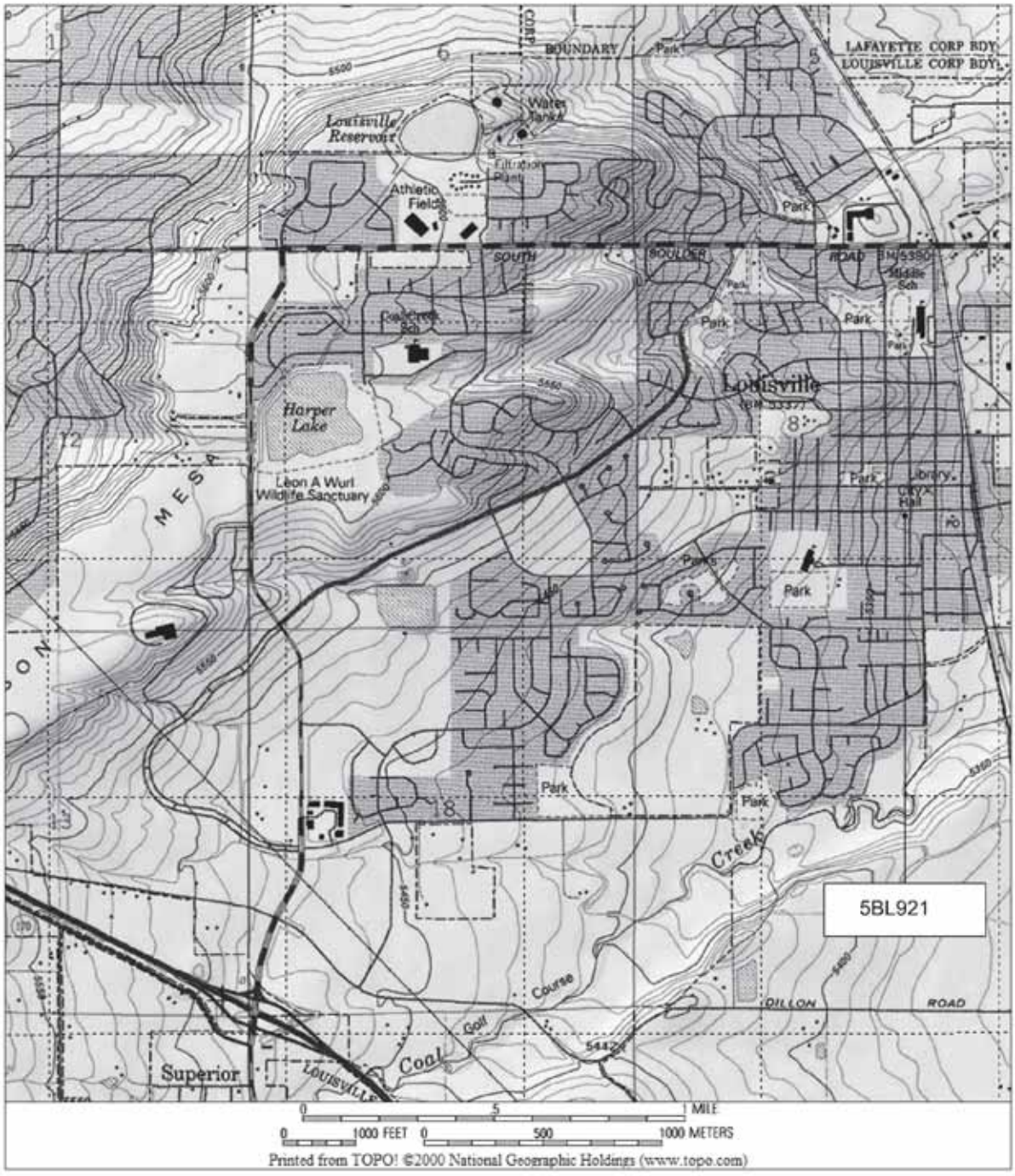
18. Recorder(s): Kathy and Leonard Lingo, and Bridget Bacon, City of Louisville 19. Date(s): 2013

20. Recorder Affiliation: Avenue L Architects, 3457 Ringsby Court Suite 317, Denver CO 80216 (303) 290-9930

Colorado Historical Society, Office of Archaeology & Historic Preservation
1200 Broadway, Denver, CO 80203
303-866-3395

Resource Number: 5BL921

Architectural Inventory Form
USGS Location Map



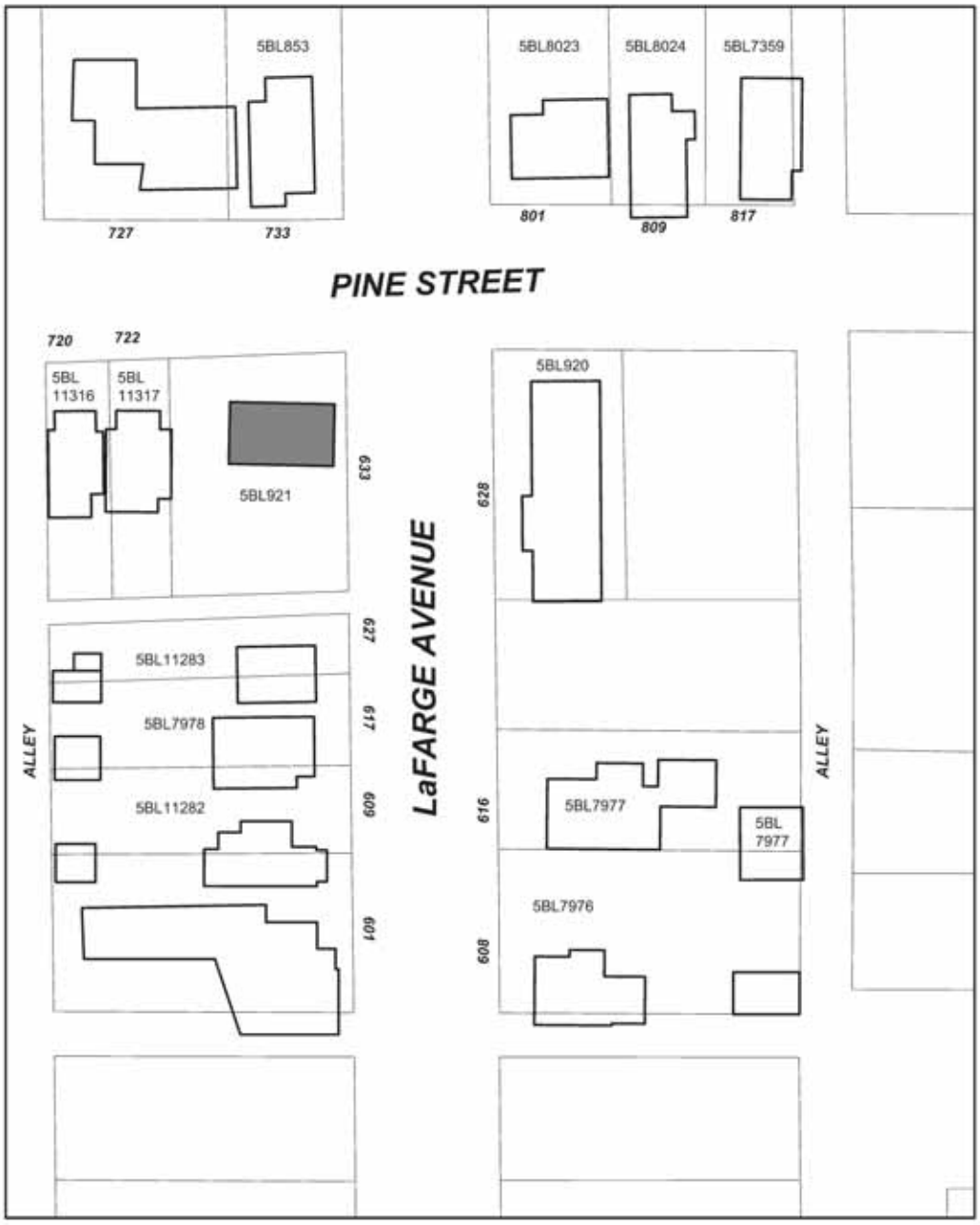
633 LaFarge Avenue, Louisville, Colorado

SOURCE: Extract of Louisville, Colorado
USGS map, 1994.

N

Resource Number: 5BL921

Architectural Inventory Form
Site Location Map



633 LaFarge Avenue, Louisville, Colorado

SOURCE: City of Louisville, Colorado
GIS Files.

Resource Number: 5BL921
Temporary Resource Number: 157508435012

5BL921_633LaFarge_01 Northeast

5BL921_633LaFarge_02 Southeast

5BL921_633LaFarge_03 North

5BL921_633LaFarge_04 Northwest

5BL921_633LaFarge_05 Northwest with Shed

633LaFarge with Commercial Hotel (no longer extant) on left, May 1913
Louisville Historical Museum photo 90-25-08

633LaFarge c. 1960s
Louisville Historical Museum photo 2008.008.045

633LaFarge, 1948, Boulder County Appraisal card photo

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Department of Planning and Building Safety

749 Main Street • Louisville CO 80027 • 303.335.4592 • www.louisvilleco.gov

MEMORANDUM

To: Historic Preservation Commission Members

From: Department of Planning and Building Safety

Subject: Staff Updates

Date: **August 17, 2020**

Landmark Updates

None

Alteration Certificate Updates

None

Demolition Updates

701 Pine Street, 9/2/2020

- Reviewed and released by subcommittee. Demolition was previously approved by the HPC in December 2019 with a 90 day stay.

1000 Main Street, 9/2/2020

- Reviewed and released by subcommittee. Demolition was previously approved by the HPC in November 2019 with a 120 day stay.

Upcoming Schedule

October

19th – Historic Preservation Commission, Virtual or Council Chambers, 6:30 pm

27-30th – National Trust for Historic Preservation Past/Forward Conference, Virtual

November

16th – Historic Preservation Commission, Virtual or Council Chambers, 6:30 pm

December

21st – Historic Preservation Commission, Virtual or Council Chambers, 6:30 pm

City of Louisville
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Department of Planning and Building Safety

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MEMORANDUM

To: Historic Preservation Commission Members

From: Department of Planning and Building Safety

Subject: Historic Preservation Fund Updates

Date: **September 21, 2020**

At the August 2020 Historic Preservation Commission meeting, the Commisison requested an update on the Historic Preservation Fund. The current balance of the fund is listed below, along with the fund balance in September 2019 and the Historic Preservation Fund grants approved to date in 2020:

Historic Preservation Fund Balance:

September 2019: $2,312,787
September 2020: $ 2,790,391

Grants Approved in 2020, to date:

Address	Amount Approved	Grant Type
917 La Farge	$45,000	Landmark and Preservation
833 Jefferson	$37,433.50	Landmark, Preservation, New Construction
1016 Grant	$60,000	Landmark, Preservation, New Construction
908 Rex	$81,775	Landmark, Preservation, New Construction
1200 Jefferson	$66,600	Landmark and Preservation Grants
105 Roosevelt	$4,000	Historic Structure Assessment
541 Jefferson	$4,000	Historic Structure Assessment
908 Rex	$4,000	Historic Structure Assessment
501 Jefferson	$4,000	Historic Structure Assessment
1301 Jefferson	$4,000	Historic Structure Assessment
822 La Farge	$4,000	Historic Structure Assessment
601 Lincoln	$4,000	Historic Structure Assessment
841 Jefferson	$4,000	Historic Structure Assessment
1201 Lincoln	$4,000	Historic Structure Assessment

Total: $326,808.50